

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/4 SIRIUS WAY KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,750

Property type

Unit

Suburb

Kurunjang

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

37 BANKER STREET KURUNJANG VIC 3337	\$475,000	07-Jun-23
13 COLONUS STREET KURUNJANG VIC 3337	\$451,000	28-Sep-23
43 PERENNIAL DRIVE KURUNJANG VIC 3337	\$480,000	26-Sep-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 October 2023



**37 BANKER STREET KURUNJANG  
VIC 3337**

Sold Price

**\$475,000**

Sold Date

**07-Jun-23**

3 2 2

Distance

**0.4km**



**13 COLONUS STREET KURUNJANG  
VIC 3337**

Sold Price

**\$451,000**

Sold Date

**28-Sep-23**

4 2 1

Distance

**0.74km**



**43 PERENNIAL DRIVE KURUNJANG  
VIC 3337**

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**26-Sep-23**

4 2 2

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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