

## 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

10 STEM STREET 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

\$409,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2022

to

30 Apr 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

5 BARKER LANE HARKNESS VIC 3337	\$460,000	01-May-23
39 LANCERS DRIVE HARKNESS VIC 3337	\$460,000	28-Apr-23
50 CARRAMAR DRIVE HARKNESS VIC 3337	\$445,000	30-Jan-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: 04 May 2023



**5 BARKER LANE HARKNESS VIC 3337**

3 2 2

Sold Price

RS

**\$460,000**

Sold Date

**01-May-23**

Distance

**0.28km**



**39 LANCERS DRIVE HARKNESS VIC 3337**

3 2 2

Sold Price

Sold Date

**28-Apr-23**

Distance

**0.64km**



**50 CARRAMAR DRIVE HARKNESS VIC 3337**

3 2 1

Sold Price

**\$445,000**

Sold Date

**30-Jan-23**

Distance

**2.01km**

RS = Recent sale

UN = Undisclosed Sale

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