

## 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

8 LIGHT FINGERS STREET KURUNJANG VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2021

to

30 Jun 2022

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 UNION STREET HARKNESS VIC 3337   | \$595,000 | 01-Mar-22 |
| 28 RAVIDA AVENUE HARKNESS VIC 3337 | \$595,000 | 09-Feb-22 |
| 27 BATEMAN DRIVE HARKNESS VIC 3337 | \$600,000 | 05-Apr-22 |

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: 15 July 2022



**5 UNION STREET HARKNESS VIC 3337**

 4  2  2

Sold Price

**\$595,000**

Sold Date

**01-Mar-22**

Distance

**2.01km**



**28 RAVIDA AVENUE HARKNESS VIC 3337**

 4  2  2

Sold Price

Sold Date

**09-Feb-22**

Distance

**4.9km**



**27 BATEMAN DRIVE HARKNESS VIC 3337**

 4  2  2

Sold Price

**\$600,000**

Sold Date

**05-Apr-22**

Distance

**2.99km**



**40 MERRYSTOWE WAY HARKNESS VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**06-Jun-22**

Distance

**4.53km**

RS = Recent sale

UN = Undisclosed Sale

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