

## 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

17 Raspberry Way 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

\$249,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Kurunjang

Period-from

01 Mar 2019

to

29 Feb 2020

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

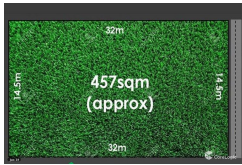
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 37 Torrance Drive Harkness VIC 3337 | \$240,000 | 01-Oct-19 |
| 27 Ajay Way Kurunjang VIC 3337      | \$250,000 | 29-Nov-19 |
| 58 Ajay Way Kurunjang VIC 3337      | \$230,000 | 10-Sep-19 |

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 March 2020



**37 Torrance Drive Harkness VIC 3337**

Sold Price **\$240,000** Sold Date **01-Oct-19**

 4  2  -

Distance **1.19km**



**27 Ajay Way Kurunjang VIC 3337**

Sold Price **\$250,000** Sold Date **29-Nov-19**

 4  2  2

Distance **0.17km**



**58 Ajay Way Kurunjang VIC 3337**

Sold Price **\$230,000** Sold Date **10-Sep-19**

 4  2  2

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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