

## 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

32 Sirius 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

or range  
between

\$589,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 80 Lancers Drive Harkness VIC 3337 | \$590,000 | 22-Jan-21 |
| 52 Bateman Drive Harkness VIC 3337 | \$615,000 | 16-Sep-21 |
| 9 Blossom Avenue Harkness VIC 3337 | \$602,500 | 13-Jul-21 |

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: 13 October 2021



we know west

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**80 Lancers Drive Harkness VIC 3337**

4 2 2

Sold Price

**\$590,000**

Sold Date

**22-Jan-21**

Distance

**2.52km**



**52 Bateman Drive Harkness VIC 3337**

4 2 2

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**16-Sep-21**

Distance

**3.03km**



**9 Blossom Avenue Harkness VIC 3337**

4 2 2

Sold Price

**\$602,500**

Sold Date

**13-Jul-21**

Distance

**4.04km**

RS = Recent sale

UN = Undisclosed Sale

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