

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

1/3 Sirius Way, Kurunjang

Indicative selling price

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

Single price

or range between

\$ 450,000

&

\$ 490,000

Median sale price

Median price

\$ 480,000

Property type

House

Suburb

Kurunjang

Period - From

01 Feb 21

to

31 Jan 22

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 six 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
1	9 Riddle Drive Melton VIC 3337	\$ 455,000	11-Nov-21
2	15 Drake Court Melton VIC 3337	\$ 490,000	16-Feb-22
3	9 Hudson Place Melton VIC 3337	\$ 470,000	11-Oct-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 six months.~~

This Statement of Information was prepared on:

7th March 2022