

## 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

45 Ajay 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$474,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2021

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/3 Delta Street Kurunjang VIC 3337      | \$440,000 | 27-Oct-21 |
| 33 Peter Pan Crescent Kurunjang VIC 3337 | \$440,000 | 11-Dec-21 |
| 114 Black Knight Way Kurunjang VIC 3337  | \$440,000 | 03-Feb-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: 04 February 2022



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**2/3 Delta Street Kurunjang VIC 3337**

3 2 1

Sold Price **\$440,000** Sold Date **27-Oct-21**

Distance **1.1km**



**33 Peter Pan Crescent Kurunjang VIC 3337**

3 2 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **11-Dec-21**

Distance **0.49km**



**114 Black Knight Way Kurunjang VIC 3337**

3 2 1

Sold Price Sold Date **03-Feb-22**

Distance **0.93km**

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

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