

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

6 NATIVE WAY KURUNJANG VIC 3337

Indicative selling price

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

Single Price

or range  
between

\$539,000

&

\$579,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Land

Suburb

Kurunjang

Period-from

01 Sep 2022

to

31 Aug 2023

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 |
|--|-----------|--------------|
| 13 BLOOM AVENUE KURUNJANG VIC 3337     | \$530,000 | 28-Apr-23    |
| 4 NATIVE WAY KURUNJANG VIC 3337        | \$540,000 | 26-Apr-23    |
| 17 SILVEREYE STREET KURUNJANG VIC 3337 | \$565,000 | 27-Mar-23    |

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: 08 September 2023

Kate McGlone  
P 97468899  
M 0401853244  
E kmcglone@ypa.com.au



**13 BLOOM AVENUE KURUNJANG  
VIC 3337**

3 2 2

Sold Price **\$530,000** Sold Date **28-Apr-23**

Distance **0.14km**



**4 NATIVE WAY KURUNJANG VIC  
3337**

4 2 2

Sold Price **\$540,000** Sold Date **26-Apr-23**

Distance **0.01km**



**17 SILVEREYE STREET  
KURUNJANG VIC 3337**

4 2 2

Sold Price **\$565,000** Sold Date **27-Mar-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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