

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

4 RASPBERRY WAY KURUNJANG VIC 3337

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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,750

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2023

to

31 Jul 2024

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

5 HERBAL AVENUE KURUNJANG VIC 3337

\$655,000

05-Jan-24

14 BLOOM AVENUE KURUNJANG VIC 3337

\$600,000

17-Nov-23

77 ARUMA AVENUE HARKNESS VIC 3337

\$615,000

02-Apr-24

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: 05 August 2024



**5 HERBAL AVENUE KURUNJANG
VIC 3337**

 4  2  2

Sold Price

\$655,000

Sold Date

05-Jan-24

Distance

0.22km



**14 BLOOM AVENUE KURUNJANG
VIC 3337**

 4  2  2

Sold Price

\$600,000

Sold Date

17-Nov-23

Distance

0.18km



**77 ARUMA AVENUE HARKNESS
VIC 3337**

 4  2  2

Sold Price

\$615,000

Sold Date

02-Apr-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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