

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 HERBAL AVENUE 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2024

to

31 Dec 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
22 PERENNIAL DRIVE KURUNJANG VIC 3337	\$592,000	15-Nov-24
7 SILVEREYE STREET KURUNJANG VIC 3337	\$585,000	16-Dec-24
24 LORD NOLAN STREET KURUNJANG VIC 3337	\$610,000	18-Oct-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: 22 January 2025

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



22 PERENNIAL DRIVE KURUNJANG Sold Price ^{RS} **\$592,000** Sold Date **15-Nov-24**
VIC 3337

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Distance **0.2km**



7 SILVEREYE STREET KURUNJANG Sold Price ^{RS} **\$585,000** Sold Date **16-Dec-24**
VIC 3337

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Distance **0.59km**



24 LORD NOLAN STREET Sold Price **\$610,000** Sold Date **18-Oct-24**
KURUNJANG VIC 3337

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Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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