

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

30 PETER PAN CRESCENT 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

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,900

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2022

to

30 Sep 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

15 KAMBAR COURT KURUNJANG VIC 3337	\$610,000	14-Jun-23
9 BELINDA CLOSE KURUNJANG VIC 3337	\$615,501	06-Sep-23
13 SILVEREYE STREET KURUNJANG VIC 3337	\$611,000	10-Sep-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: 10 October 2023



**15 KAMBAR COURT KURUNJANG
VIC 3337**

Sold Price

\$610,000

Sold Date

14-Jun-23



4



2



2

Distance

1.12km



**9 BELINDA CLOSE KURUNJANG
VIC 3337**

Sold Price

^{RS} **\$615,501**

Sold Date

06-Sep-23



4



2



2

Distance

1.38km



**13 SILVEREYE STREET
KURUNJANG VIC 3337**

Sold Price

\$611,000

Sold Date

10-Sep-23



4



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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