

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

16 NATIVE 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,250

Property type

House

Suburb

Kurunjang

Period-from

01 Sep 2021

to

31 Aug 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

9 STEM STREET KURUNJANG VIC 3337	\$600,000	28-Apr-22
25 BELLBIRD STREET KURUNJANG VIC 3337	\$600,000	21-Jul-22
14 HERBAL AVENUE KURUNJANG VIC 3337	\$575,000	26-Apr-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: 16 September 2022



9 STEM STREET KURUNJANG VIC 3337

Sold Price

\$600,000

Sold Date

28-Apr-22

 4  2  2

Distance

0.29km



25 BELLBIRD STREET KURUNJANG VIC 3337

Sold Price

Sold Date

21-Jul-22

 4  2  2

Distance

0.5km



14 HERBAL AVENUE KURUNJANG VIC 3337

Sold Price

\$575,000

Sold Date

26-Apr-22

 4  2  2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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