



STATEMENT OF INFORMATION

13 ARCHER DRIVE, KURUNJANG, VIC 3337

PREPARED BY STARR PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

AREA SCHEDULE			
NAME	UNIT 1	UNIT 2	UNIT 3
PORCH	4.80 SQM	2.80 SQM	5.00 SQM
GARAGE	37.80 SQM	35.50 SQM	35.50 SQM
RESIDENCE	147.80 SQM	141.20 SQM	142.00 SQM
TOTAL	190.4 SQM (20.5 SQ)	179.5 SQM (19.3 SQ)	182.5 SQM (19.6 SQ)
SITE AREA 921 SQM			
SITE COVERAGE 592.4 SQM (64.3%)			
SITE PERMEABILITY 296 SQM (32%)			
GARDEN AREA			

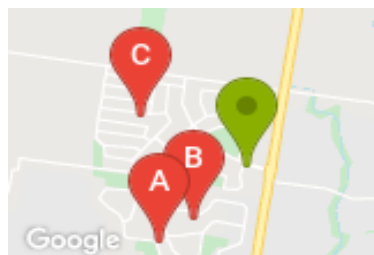
13 ARCHER DRIVE, KURUNJANG, VIC 3337  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **520,000**

MEDIAN SALE PRICE



KURUNJANG, VIC, 3337

Suburb Median Sale Price (House)

\$450,000

01 July 2020 to 30 June 2021

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



32 THE EMBANKMENT, KURUNJANG, VIC 3337  3  2  2

Sale Price

***\$415,000**

Sale Date: 13/08/2021

Distance from Property: 786m



8 MERRIJIG CRT, KURUNJANG, VIC 3337  3  2  2

Sale Price

\$505,000

Sale Date: 30/06/2021

Distance from Property: 508m



30 BANKER ST, KURUNJANG, VIC 3337  3  2  2

Sale Price

\$530,000

Sale Date: 12/05/2021

Distance from Property: 779m



This report has been compiled on 07/09/2021 by Starr Property Group. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

13 ARCHER DRIVE, KURUNJANG, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

520,000

Median sale price

Median price

\$450,000

Property type

House

Suburb

KURUNJANG

Period

01 July 2020 to 30 June 2021

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

32 THE EMBANKMENT, KURUNJANG, VIC 3337	*\$415,000	13/08/2021
8 MERRIJIG CRT, KURUNJANG, VIC 3337	\$505,000	30/06/2021
30 BANKER ST, KURUNJANG, VIC 3337	\$530,000	12/05/2021

This Statement of Information was prepared on:

07/09/2021