

# 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 37 Cruickshank Road, Jumbunna, VIC 3951

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$860,000

&

\$890,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Jumbunna (3951)

Period - From

01/01/2023

to

31/12/2023

Source

price finder

### Comparable property sales

**A** These are two 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
2 TAVENERS ROAD, JUMBUNNA VIC 3951	\$1,115,000	31/10/2023
88 BENA ROAD, KORUMBURRA VIC 3950	\$850,000	20/09/2023

**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 six months.

This Statement of Information was prepared on: 16/02/2024