# 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

28 CLAUDIA 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	\$320,000	&	\$360,000
	501110011			

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$520,000	Prope	erty type	y type House		Suburb	Kurunjang
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
48 CLAUDIA CRESCENT KURUNJANG VIC 3337	\$355,000	05-Dec-22
62 CLAUDIA CRESCENT KURUNJANG VIC 3337	\$305,000	05-Mar-24
86 MERCER STREET HARKNESS VIC 3337	\$330,000	01-Nov-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: 07 February 2025





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**48 CLAUDIA CRESCENT KURUNJANG VIC 3337** 

**⇔** -

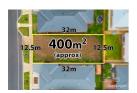
₾ 2

Sold Price

\$355,000 Sold Date 05-Dec-22

Distance

0.16km



**62 CLAUDIA CRESCENT KURUNJANG VIC 3337** 

Sold Price

\$305,000 Sold Date 05-Mar-24

Distance 0.2km



**86 MERCER STREET HARKNESS VIC 3337** 

**四** 5 ₩ 3 □ - Sold Price

\$330,000 Sold Date 01-Nov-24

Distance 1.33km

RS = Recent sale

UN = Undisclosed Sale

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