

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

2 Ethereal Place 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

\$609,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2021

to

31 Jan 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 Sirius Way Kurunjang VIC 3337	\$600,000	27-Apr-21
23 Tawrrific Street Kurunjang VIC 3337	\$625,000	15-Nov-21
78 Black Knight Way Kurunjang VIC 3337	\$615,000	29-Nov-21

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: 08 February 2022



9 Sirius Way Kurunjang VIC 3337

Sold Price

\$600,000

Sold Date

27-Apr-21



3



2



4

Distance

0.51km



23 Tawrrific Street Kurunjang VIC 3337

Sold Price

^{RS} **\$625,000**

Sold Date

15-Nov-21



3



2



2

Distance

0.44km



78 Black Knight Way Kurunjang VIC 3337

Sold Price

\$615,000

Sold Date

29-Nov-21



5



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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