

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

3 BLOOM AVENUE 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 2024

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 BLOOM AVENUE KURUNJANG VIC 3337	\$535,000	08-May-24
13 BLOOM AVENUE KURUNJANG VIC 3337	\$530,000	28-Apr-23
201 DALRAY CRESCENT KURUNJANG VIC 3337	\$530,000	20-Feb-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: 11 June 2024



**9 BLOOM AVENUE KURUNJANG
VIC 3337**

3 2 2

Sold Price

^{RS} **\$535,000** Sold Date **08-May-24**

Distance **0.05km**



**13 BLOOM AVENUE KURUNJANG
VIC 3337**

3 2 2

Sold Price

\$530,000 Sold Date **28-Apr-23**

Distance **0.07km**



**201 DALRAY CRESCENT
KURUNJANG VIC 3337**

3 2 2

Sold Price

Sold Date **20-Feb-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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