

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

21 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Stem Street Kurunjang VIC 3337	\$510,000	05-Jul-21
15 Native Way Kurunjang VIC 3337	\$530,000	08-Sep-21
55 Perennial Drive Kurunjang VIC 3337	\$535,000	23-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.~~

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Cristian Caceres

M 0420488893

E ccaceres@localexpertz.com.au



2 Stem Street Kurunjang VIC 3337

Sold Price

\$510,000

Sold Date

05-Jul-21

4 2 2

Distance

0.09km



15 Native Way Kurunjang VIC 3337

Sold Price

\$530,000

Sold Date

08-Sep-21

4 2 2

Distance

0.09km



55 Perennial Drive Kurunjang VIC 3337

Sold Price

^{RS} **\$535,000**

Sold Date

23-Nov-21

4 2 2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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