

## 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

4 POSEIDON STREET KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2023

to

30 Sep 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	26-Apr-24
32 PARKLEIGH DRIVE KURUNJANG VIC 3337	\$520,000	26-Jun-24
11 FLORA GROVE KURUNJANG VIC 3337	\$520,000	19-Aug-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: 14 October 2024


**9 BLOOM AVENUE KURUNJANG  
VIC 3337**

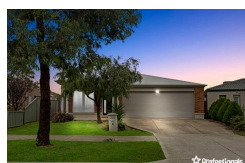
Sold Price

**\$535,000**

Sold Date

**26-Apr-24**
 3
 2
 2

Distance

**0.79km**

**32 PARKLEIGH DRIVE KURUNJANG  
VIC 3337**

Sold Price

**\$520,000**

Sold Date

**26-Jun-24**
 3
 2
 2

Distance

**0.82km**

**11 FLORA GROVE KURUNJANG VIC  
3337**

Sold Price

Sold Date

**19-Aug-24**
 3
 2
 2

Distance

**0.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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