

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

41 PETER PAN 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2021

to

30 Apr 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

65 KIRKTON DRIVE KURUNJANG VIC 3337	\$482,500	07-Dec-21
7 COLONUS STREET KURUNJANG VIC 3337	\$452,500	08-Nov-21
10 AJAY WAY KURUNJANG VIC 3337	\$460,000	13-Apr-22

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: 02 May 2022



**65 KIRKTON DRIVE KURUNJANG
VIC 3337**

3 2 1

Sold Price **\$482,500** Sold Date **07-Dec-21**

Distance **0.8km**



**7 COLONUS STREET KURUNJANG
VIC 3337**

3 2 2

Sold Price **\$452,500** Sold Date **08-Nov-21**

Distance **0.66km**



**10 AJAY WAY KURUNJANG VIC
3337**

4 2 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **13-Apr-22**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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