

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

114 Black Knight Way 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

\$399,000

&

\$438,900

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

69 Peter Pan Crescent Kurunjang VIC 3337	\$412,000	26-Oct-21
1/19 Christina Crescent Kurunjang VIC 3337	\$425,000	16-Sep-21
47 Peter Pan Crescent Kurunjang VIC 3337	\$437,000	03-Aug-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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**69 Peter Pan Crescent Kurunjang
VIC 3337**

3 2 1

Sold Price

\$412,000

Sold Date

26-Oct-21

Distance

0.66km



**1/19 Christina Crescent Kurunjang
VIC 3337**

3 2 1

Sold Price

\$425,000

Sold Date

16-Sep-21

Distance

1.26km



**47 Peter Pan Crescent Kurunjang
VIC 3337**

3 2 1

Sold Price

\$437,000

Sold Date

03-Aug-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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