



**WEST** **EDGE**  
REAL ESTATE

# STATEMENT OF INFORMATION

20 STEM STREET, KURUNJANG, VIC 3337

PREPARED BY WEST EDGE REAL ESTATE, 83-85 UNITT STREET MELTON

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 STEM STREET, KURUNJANG, VIC**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

**Price Range: \$499,000 to \$519,000**

## MEDIAN SALE PRICE



**KURUNJANG, VIC, 3337**

**Suburb Median Sale Price (House)**

01 January 2024 to 30 June 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**12 HERBAL AVE, KURUNJANG, VIC 3337**

 4  2  2

**Sale Price**

**\$500,000**

Sale Date: 15/03/2024

Distance from Property: 287m



**18 AJAY WAY, KURUNJANG, VIC 3337**

 4  2  2

**Sale Price**

**\$500,000**

Sale Date: 11/11/2023

Distance from Property: 416m



**24 MERCER ST, HARKNESS, VIC 3337**

 4  2  2

**Sale Price**

**\$515,000**

Sale Date: 14/08/2023

Distance from Property: 482m



This report has been compiled on 30/07/2024 by West Edge Real Estate. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address  
Including suburb and

20 STEM 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)

Price Range:

\$499,000 to \$519,000

Median sale price

Median price

Property type

House


Suburb

KURUNJANG

Period

01 January 2024 to 30 June 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
12 HERBAL AVE, KURUNJANG, VIC 3337	\$500,000	15/03/2024
18 AJAY WAY, KURUNJANG, VIC 3337	\$500,000	11/11/2023
24 MERCER ST, HARKNESS, VIC 3337	\$515,000	14/08/2023

This Statement of Information was prepared

30/07/2024