

## 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

20 Strawberry Road Kurunjang VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Kurunjang

Period-from

01 Dec 2018

to

30 Nov 2019

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

8 Warianna Court Kurunjang VIC 3337	\$455,000	04-Sep-19
21 Kensei Street Kurunjang VIC 3337	\$470,000	05-Sep-19
7 Nightmarch Place Kurunjang VIC 3337	\$450,000	31-Aug-19

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: 16 December 2019



**8 Warianna Court Kurunjang VIC 3337**

 3  1  4

Sold Price **\$455,000** Sold Date **04-Sep-19**

Distance **0.85km**



**21 Kensei Street Kurunjang VIC 3337**

 4  2  2

Sold Price **\$470,000** Sold Date **05-Sep-19**

Distance **0.5km**



**7 Nightmarch Place Kurunjang VIC 3337**

 4  2  2

Sold Price **\$450,000** Sold Date **31-Aug-19**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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