

STATEMENT OF INFORMATION

6 BLACK WATTLE STREET, KURUNJANG, VIC 3337

PREPARED BY LATEEF QUBA, INWEST REAL ESTATE, PHONE: 0433568575



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BLACK WATTLE STREET, KURUNJANG, - - -

Indicative Selling Price
For the meaning of this price see consumer.vic.au/underquoting
Price Range: null

Provided by: Lateef Quba, White Lotus Property Group

MEDIAN SALE PRICE



KURUNJANG, VIC, 3337
Suburb Median Sale Price (Other)

01 April 2024 to 31 March 2025
Provided by: [pricefinder](#)

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



14 OUTLOOK RIDE, KURUNJANG, VIC 3337 6 4 2

Sale Price
\$0
Sale Date: 23/01/2025

Distance from Property: 200m

This report has been compiled on 14/05/2025 in vest real estate. Property Data Solutions Pty Ltd 2025 - 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 1980*

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addresssearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6 BLACK WATTLE STREET, KURUNJANG, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

Property type

Other

Suburb

KURUNJANG

Period

01 April 2024 to 31 March 2025

Source

pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

14 OUTLOOK RIDE, KURUNJANG, VIC 3337

\$0

23/01/2025

This Statement of Information was prepared on:

14/05/2025