

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

32 Ajay 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

\$429,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2020

to

30 Sep 2021

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

Address of comparable property	Price	Date of sale
3 Flora Grove Kurunjang VIC 3337	\$460,000	28-Jun-21
10 Chester Street Kurunjang VIC 3337	\$456,000	13-Jun-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.

This Statement of Information was prepared on: 05 October 2021



3 Flora Grove Kurunjang VIC 3337

Sold Price

\$460,000

Sold Date

28-Jun-21

 3  2  2

Distance **0.4km**



10 Chester Street Kurunjang VIC 3337

Sold Price

\$456,000

Sold Date

13-Jun-21

 3  2  2

Distance **0.48km**



47 Peter Pan Crescent Kurunjang VIC 3337

Sold Price

\$437,000

Sold Date

03-Aug-21

 3  2  1

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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