

# 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

22 Peter Pan Cres, Kurunjang, Vic 3337


### Indicative selling price

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

range between \$669,000 & \$699,000

### Median sale price

Median price \$512,500 Property type *House* Suburb Kurunjang

Period - From 01/02/2024 to 30/04/2024 Source  PropTrack

### 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 six 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
100 Lancers Drive, Harkness, VIC 3337	\$680,250	21/03/2024
78 Lancers Drive, Harkness, VIC 3337	\$680,500	29/01/2024
21 Skipton Street, Kurunjang, VIC 3337	\$660,000	10/05/2024

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 six months.~~

This Statement of Information was prepared on: 27/05/2024