

## 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

41 Perennial Drive 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$441,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2020

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 Raspberry Way Kurunjang VIC 3337   | \$470,000 | 20-Apr-21 |
| 20 Native Way Kurunjang VIC 3337      | \$505,000 | 15-Jan-21 |
| 17 Perennial Drive Kurunjang VIC 3337 | \$502,000 | 30-Apr-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: 14 July 2021



**18 Raspberry Way Kurunjang VIC 3337**

Sold Price

**\$470,000**

Sold Date

**20-Apr-21**

4 2 2

Distance

**0.1km**



**20 Native Way Kurunjang VIC 3337**

Sold Price

**\$505,000**

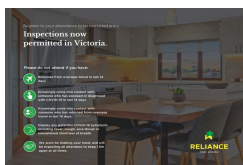
Sold Date

**15-Jan-21**

3 2 2

Distance

**0.12km**



**17 Perennial Drive Kurunjang VIC 3337**

Sold Price

**\$502,000**

Sold Date

**30-Apr-21**

4 2 2

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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