

## 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

3 BRAVO STREET 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

\$499,900

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2021

to

31 May 2022

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

9 JEUNE PLACE KURUNJANG VIC 3337	\$525,000	20-May-22
88 BLACK KNIGHT WAY KURUNJANG VIC 3337	\$520,000	04-May-22
16 BOULDERWOOD COURT KURUNJANG VIC 3337	\$525,008	11-Mar-22

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: 17 June 2022



**9 JEUNE PLACE KURUNJANG VIC 3337**

Sold Price

<sup>RS</sup> **\$525,000**

Sold Date **20-May-22**

 4  2  2

Distance **0.59km**



**88 BLACK KNIGHT WAY KURUNJANG VIC 3337**

Sold Price

**\$520,000**

Sold Date **04-May-22**

 4  3  2

Distance **0.39km**



**16 BOULDERWOOD COURT KURUNJANG VIC 3337**

Sold Price

**\$525,008**

Sold Date **11-Mar-22**

 4  2  2

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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