

## 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

26 SIRIUS WAY 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

\$779,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2021

to

31 Mar 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

6 BAYSTONE PLACE KURUNJANG VIC 3337	\$870,000	24-Mar-22
5 ARCHER DRIVE KURUNJANG VIC 3337	\$800,000	24-Feb-22
63 LAGARNA DRIVE KURUNJANG VIC 3337	\$836,500	26-Feb-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.

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**6 BAYSTONE PLACE KURUNJANG VIC 3337** Sold Price <sup>RS</sup> **\$870,000** Sold Date **24-Mar-22**  
 Distance **0.6km**  
 4 beds 2 baths 12 car spaces



**5 ARCHER DRIVE KURUNJANG VIC 3337** Sold Price <sup>RS</sup> **\$800,000** Sold Date **24-Feb-22**  
 Distance **0.45km**  
 4 beds 2 baths 2 car spaces



**63 LAGARNA DRIVE KURUNJANG VIC 3337** Sold Price <sup>RS</sup> **\$836,500** Sold Date **26-Feb-22**  
 Distance **2.05km**  
 4 beds 2 baths 3 car spaces

RS = Recent sale      UN = Undisclosed Sale

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