

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 ADAM 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

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2021

to

30 Jun 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	10-Mar-22
13 PRINCETON AVENUE HARKNESS VIC 3337	\$860,000	18-Feb-22
11 PARK LANE HARKNESS VIC 3337	\$880,000	15-May-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: 04 July 2022



**6 BAYSTONE PLACE KURUNJANG
VIC 3337**

Sold Price

\$870,000

Sold Date

10-Mar-22

4 2 2

Distance

2.66km



**13 PRINCETON AVENUE
HARKNESS VIC 3337**

Sold Price

\$860,000

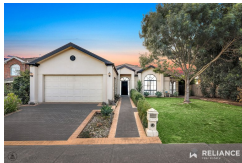
Sold Date

18-Feb-22

5 2 4

Distance

0.41km



11 PARK LANE HARKNESS VIC 3337

Sold Price

\$880,000

Sold Date

15-May-22

4 2 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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