

## 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

12 BANKER 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

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,800

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2023

to

29 Feb 2024

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 BANKER STREET KURUNJANG VIC 3337	\$535,000	20-Jun-23
21 WODALLA STREET KURUNJANG VIC 3337	\$620,000	19-May-23
32 TAWRRIFIC STREET KURUNJANG VIC 3337	\$573,000	25-Apr-23

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: 12 March 2024



**9 BANKER STREET KURUNJANG  
VIC 3337**

 4  2  2

Sold Price **\$535,000** Sold Date **20-Jun-23**

Distance **0.05km**



**21 WODALLA STREET KURUNJANG  
VIC 3337**

 4  2  2

Sold Price **\$620,000** Sold Date **19-May-23**

Distance **0.09km**



**32 TAWRRIFIC STREET  
KURUNJANG VIC 3337**

 4  2  2

Sold Price **\$573,000** Sold Date **25-Apr-23**

Distance **0.13km**



**21 SPEARFELT STREET  
KURUNJANG VIC 3337**

 4  2  2

Sold Price **\$475,000** Sold Date **28-Sep-23**

Distance **0.16km**



**23 SPEARFELT STREET  
KURUNJANG VIC 3337**

 4  2  2

Sold Price **\$515,000** Sold Date **13-Jul-23**

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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