

## 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

39 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

\$399,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 PETER PAN CRESCENT KURUNJANG VIC 3337	\$420,000	24-Jul-23
17 HERBAL AVENUE KURUNJANG VIC 3337	\$410,000	04-Sep-23
31 PARKLEIGH DRIVE KURUNJANG VIC 3337	\$405,000	13-Sep-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: 02 January 2024



**7 PETER PAN CRESCENT  
 KURUNJANG VIC 3337**

3 2 -

Sold Price **\$420,000** Sold Date **24-Jul-23**

Distance **0.87km**



**17 HERBAL AVENUE KURUNJANG  
 VIC 3337**

3 1 1

Sold Price **\$410,000** Sold Date **04-Sep-23**

Distance **1.79km**



**31 PARKLEIGH DRIVE KURUNJANG  
 VIC 3337**

3 1 1

Sold Price **\$405,000** Sold Date **13-Sep-23**

Distance **1.94km**

RS = Recent sale      UN = Undisclosed Sale

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