

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

46 AJAY 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

\$500,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

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

52 AJAY WAY KURUNJANG VIC 3337	\$515,000	18-Sep-23
18 AJAY WAY KURUNJANG VIC 3337	\$500,000	11-Nov-23
35 COLONUS STREET KURUNJANG VIC 3337	\$530,000	31-Jan-24

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: 06 March 2024

Sean Tan

P 03 9746 6222

M 0433 152 163

E seantan@fnmelton.com.au



52 AJAY WAY KURUNJANG VIC 3337

 4  2  2

Sold Price

\$515,000

Sold Date

18-Sep-23

Distance

0.04km



18 AJAY WAY KURUNJANG VIC 3337

 4  2  2

Sold Price

\$500,000

Sold Date

11-Nov-23

Distance

0.15km



35 COLONUS STREET KURUNJANG VIC 3337

 4  2  2

Sold Price

^{RS} **\$530,000**

Sold Date

31-Jan-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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