

## 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

69 PETER PAN CRESCENT 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

\$439,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$521,400

Property type

House

Suburb

Kurunjang

Period-from

01 May 2023

to

30 Apr 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

1/94 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$450,000	14-Feb-24
13 PETER PAN CRESCENT KURUNJANG VIC 3337	\$455,000	31-Dec-23
37 PARKLEIGH DRIVE KURUNJANG VIC 3337	\$450,000	01-May-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: 31 May 2024



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**1/94 DUNVEGAN DRIVE  
KURUNJANG VIC 3337**

3 2 1

Sold Price **\$450,000** Sold Date **14-Feb-24**

Distance **1.03km**



**13 PETER PAN CRESCENT  
KURUNJANG VIC 3337**

3 2 1

Sold Price **\$455,000** Sold Date **31-Dec-23**

Distance **0.35km**



**37 PARKLEIGH DRIVE KURUNJANG  
VIC 3337**

3 2 2

Sold Price <sup>RS</sup> **\$450,000** Sold Date **01-May-24**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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