

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

19 Croxton Drive Kurunjang VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$889,000

Median sale price

There have not been enough sales of Houses in Harkness to calculate a Median Sale Price

Median price \$355,127

House x

Suburb Kurunjang

Period - From Mar-17

to Feb-18

Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 7 Buckle Road Kurunjang VIC 3337 | \$880,000 | 22-Sep-17 |
| 2 45 Outlook Ride Kurunjang VIC 3337 | \$840,000 | 14-Oct-17 |
| 3 21 Croxton Drive Kurunjang VIC 3337 | \$940,000 | 15-Nov-17 |

Property data source: Core Logic. Generated on 14th of March 2018.