

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 8 Delta Street, Kurunjang, Vic, 3337

Indicative selling price

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

Single price \$375,000 or range between N/A & N/A

Median sale price

Median price \$423,000 *House X *Unit Suburb Kurunjang
Period - From 01 Aug 2018 to 31 Jul 2019 Source Core Logic / RP data

Comparable property sales

A* 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
11 Raspberry Way Kurunjang VIC 3337	\$400,000	07-Aug-19
4 Karinya Way Harkness VIC 3337	\$379,000	03-May-19
49 Perennial Drive Kurunjang VIC 3337	\$368,000	03-May-19