

## 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

142 Dalray 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

\$449,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Kurunjang

Period-from

01 Dec 2019

to

30 Nov 2020

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 Kingston Rule Street Kurunjang VIC 3337  | \$445,000 | 06-Aug-20 |
| 11 Banker Street Kurunjang VIC 3337        | \$450,000 | 25-Aug-20 |
| 27 Light Fingers Street Kurunjang VIC 3337 | \$450,000 | 09-Oct-20 |

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: 10 December 2020



**7 Kingston Rule Street Kurunjang  
VIC 3337**

4 2 1

Sold Price **\$445,000** Sold Date **06-Aug-20**

Distance **0.66km**



**11 Banker Street Kurunjang VIC  
3337**

4 2 2

Sold Price **\$450,000** Sold Date **25-Aug-20**

Distance **0.69km**



**27 Light Fingers Street Kurunjang  
VIC 3337**

3 2 2

Sold Price

Sold Date **09-Oct-20**

Distance **1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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