

## 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 22 sirius way Kurunjang

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$529,000 or range between &

### Median sale price

Median price \$432,000 \*House x \*Unit Suburb Kurunjang  
Period - From Jan 2018 to Feb 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
1 18 Black knight way Kurunjang	\$532,500	8 oct 2018
2 8 sunray rise Harkness	\$525,000	8 Jan 2019
3 4 Waterford Wy Melton West	\$520,000	12 Nov 2018

**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 six months.~~