

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 Nimmo Crescent Kurunjang VIC 3337

Indicative selling price

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

Single price \$379,000 or range between &

Median sale price

Median price \$435,500 *House ☒ *Unit ☐ Suburb Kurunjang
Period - From 1 Apr 2018 to 31 Mar 2019 Source Core Logic / RP data

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 - 6 Baluk Place Kurunjang VIC 3337	\$385,000	17-Dec-18
2 - 15 Barnong Close Kurunjang VIC3337	\$385,000	08-Nov-18
3 - 93 Centenary Avenue Melton VIC3337	\$375,000	03-Oct-18