# 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

37 Dalray Crescent Kurunjang VIC 3337

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$429,000	&	\$445,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$410,500	Prope	Property type		House	Suburb	Kurunjang
Period-from	01 Nov 2018	to	31 Oct 2	2019	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	
9 Jeune Place Kurunjang VIC 3337	\$425,000	19-Oct-19	
7 Nightmarch Place Kurunjang VIC 3337	\$450,000	31-Aug-19	
17 Rimbanda Court Kurunjang VIC 3337	\$427,000	16-Aug-19	

#### 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: 12 November 2019

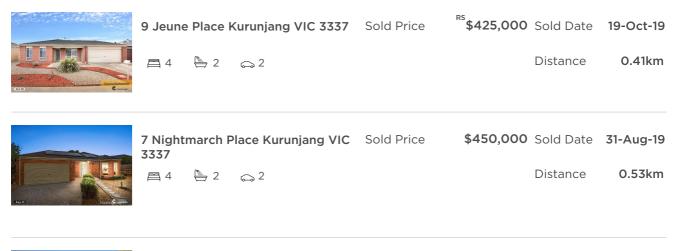


consumer.vic.gov.au



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17 Rim 3337	banda C	ourt Kurunjang VIC	Sold Price	\$427,000	Sold Date	16-Aug-19
<b>=</b> 3	2	<b>⇔</b> 2			Distance	1.21km

RS = Recent sale UN = Undisclosed Sale

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