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

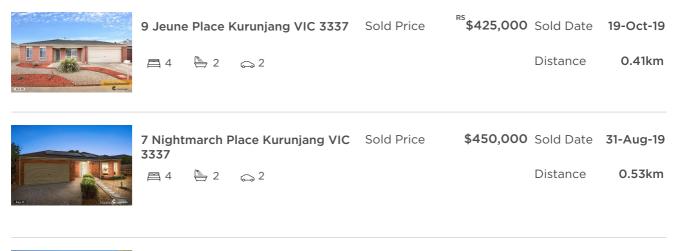


consumer.vic.gov.au



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

RS = Recent sale UN = Undisclosed Sale

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