

# 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 74 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)

Single price \$629,000

### Median sale price

Median price \$403,000

Property type HOUSE

Suburb KURUNJANG

Period - From 01/04/2019

to

30/06/2019

Source [reiv.com.au/market-insights/suburb/kurunjang](http://reiv.com.au/market-insights/suburb/kurunjang)

### 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 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
1-70 Dalray Crescent, Kurunjang 3337	\$515,000	13/07/2019
2-6 Rivette Street, Kurunjang 3337	\$650,000	30/08/2019
3-10 Arwon Street, Kurunjang 3337	\$565,000	03/07/2019

This Statement of Information was prepared on: 17/09/2019