

## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

#### PROPERTY OFFERED FOR SALE

**5 Phar Lap Place, Kurunjang, VIC 3337**

#### INDICATIVE SELLING PRICE

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

**Range Between \$290,000 & \$320,000**

#### MEDIAN SALE PRICE

**Median price \$325,000 | House | Melton (3337)**

**Period - From 1 May 2017 to 11 May 2017 | Source - 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
<b>8 RIVETTE ST, KURUNJANG VIC 3337</b>	<b>\$305,000</b>	<b>13/04/2017</b>
<b>24 STATESMAN DR, KURUNJANG VIC 3337</b>	<b>\$240,000</b>	<b>22/02/2017</b>
<b>13 DALRAY CRES, KURUNJANG VIC 3337</b>	<b>\$287,500</b>	<b>14/02/2017</b>