



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Merdon Place,  
KURUNJANG 3337**

### Indicative selling price

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

**Range \$440,000 - \$480,000**

### Median sale price

Median **House** for **KURUNJANG** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$370,500**

### 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 the most comparable to the property for sale.

**55 Tulloch Avenue,**  
Kurunjang 3337

**Price \$16** Sold 16 December  
2017

**26 Gunnawarra Road,**  
Kurunjang 3337

**Price \$412,500** Sold 21  
November 2017

**19 Kurunjang Drive,**  
Kurunjang 3337

**Price \$395,000** Sold 08  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

1 baths

2 parking

**361 Degrees Real Estate  
Melton**

307-309 High Street,  
Melton VIC 3337

### Contact agents



**Anuj Narwal**

03 8797 5588  
0410 120 588

[anuj.narwal@361realestate.com.au](mailto:anuj.narwal@361realestate.com.au)



**PA To Director**

03 8797 5588  
0426 796 001

[zoe.crooks@361realestate.com.au](mailto:zoe.crooks@361realestate.com.au)