

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

44 Dalny Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,372,500

Property Type House

Suburb Murrumbeena

Period - From 01/10/2020

to

31/12/2020

Source REIV

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	28 Beauville Av MURRUMBEENA 3163	\$1,275,000	22/10/2020
2	10 Victory St MURRUMBEENA 3163	\$1,185,000	14/12/2020
3	4 Lord St MCKINNON 3204	\$1,170,417	02/12/2020

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 six months.~~

This Statement of Information was prepared on:

09/03/2021 12:53



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Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 658 approx. sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2020: \$1,372,500

Comparable Properties



28 Beauville Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$1,275,000

Method: Sold Before Auction

Date: 22/10/2020

Property Type: House (Res)

Land Size: 557 sqm approx



10 Victory St MURRUMBEENA 3163 (VG)

Agent Comments

3 - -

Price: \$1,185,000

Method: Sale

Date: 14/12/2020

Property Type: House (Res)

Land Size: 519 sqm approx

4 Lord St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,170,417

Method: Sale

Date: 02/12/2020

Property Type: House (Res)

Land Size: 617 sqm approx