

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

2/29 Dalny Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,501,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2019

to 30/09/2019

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	18b Atkinson St MURRUMBEENA 3163	\$1,310,000	16/11/2019
2	62 Neville St CARNEGIE 3163	\$1,251,000	26/10/2019
3	2/23 Dalston Rd HUGHESDALE 3166	\$1,200,000	14/09/2019

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:

19/11/2019 15:47



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Property Type: Townhouse

Agent Comments

Making a statement with its sweeping long driveway, this exceptional new 4 bedroom 2.5 bathroom single level rear residence gives you low maintenance luxury in a thoughtful design, featuring expansive north facing living & dining with impressive stone kitchen (Miele appliances), designer bathrooms (ensuite) & a sun drenched wrap around deck in mature gardens. Secure with auto gates, alarm, video intercom & CCTV, this private haven has zoned ducted heating/air cond, irrigation, double glazing & a double auto garage. Walk to St Patricks School, Duncan MacKinnon Reserve & bus, minutes.

Comparable Properties

**18b Atkinson St MURRUMBEENA 3163 (REI)**

Agent Comments

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Price: \$1,310,000**Method:** Auction Sale**Date:** 16/11/2019**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 297 sqm approx**62 Neville St CARNEGIE 3163 (REI)**

Agent Comments

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 1

Price: \$1,251,000**Method:** Auction Sale**Date:** 26/10/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 314 sqm approx**2/23 Dalston Rd HUGHESDALE 3166 (REI)**

Agent Comments

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 2

Price: \$1,200,000**Method:** Auction Sale**Date:** 14/09/2019**Rooms:** 5**Property Type:** Townhouse (Res)