#### 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	2/29 Dalny Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,200,000
	<b>+</b> 1,100,000		<b>+</b> · ,= · · , · · · ·

#### Median sale price

Median price	\$1,501,000	Pro	perty 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

Add	dress 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 comparableproperties 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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Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price September quarter 2019: \$1,501,000

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)

• A

Price: \$1,310,000 Method: Auction Sale Date: 16/11/2019 Rooms: 5

Property Type: Townhouse (Res)
Land Size: 297 sqm approx



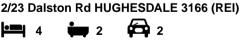
62 Neville St CARNEGIE 3163 (REI)

**Price:** \$1,251,000 **Method:** Auction Sale **Date:** 26/10/2019 **Rooms:** 4

**Property Type:** House (Res) **Land Size:** 314 sqm approx

Agent Comments

**Agent Comments** 



Price: \$1,200,000 Method: Auction Sale Date: 14/09/2019 Rooms: 5

Property Type: Townhouse (Res)

ALE 3166 (REI) Agent Comments







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