

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

66 Dalny Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2019

to

30/09/2020

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	12 Bushbury Ct HUGHESDALE 3166	\$1,900,000	27/07/2020
2	8 Gnarwyn Rd CARNEGIE 3163	\$1,865,000	28/10/2020
3			

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:

26/11/2020 10:37

66 Dalny Road, Murrumbena Vic 3163

**Jellis
Craig**

Ari Levin

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Indicative Selling Price

\$1,850,000

Median House Price

Year ending September 2020: \$1,416,000



 5  3  2

Property Type: House

Land Size: 725.105 sqm approx

Agent Comments

Comparable Properties



12 Bushbury Ct HUGHESDALE 3166 (REI/VG) **Agent Comments**

 5  4  3

Price: \$1,900,000

Method: Private Sale

Date: 27/07/2020

Property Type: House

Land Size: 578 sqm approx



8 Gnarwyn Rd CARNEGIE 3163 (REI) **Agent Comments**

 4  2  2

Price: \$1,865,000

Method: Private Sale

Date: 28/10/2020

Property Type: House

Land Size: 574 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.