

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

38 Dalny Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,348,750

Property Type House

Suburb Murrumbeena

Period - From 29/01/2020

to

28/01/2021

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	142 Oakleigh Rd CARNEGIE 3163	\$1,385,000	28/10/2020
2	57 Oakleigh Rd CARNEGIE 3163	\$1,315,000	28/11/2020
3	43 Simmonds St HUGHESDALE 3166	\$1,300,000	05/11/2020

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:

29/01/2021 19:58



1 1 2

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

29/01/2020 - 28/01/2021: \$1,348,750

Comparable Properties



142 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Private Sale

Date: 28/10/2020

Property Type: House

Land Size: 440 sqm approx



57 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,315,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)



43 Simmonds St HUGHESDALE 3166 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 05/11/2020

Property Type: House