

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

56 Dalny Rd, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,623,500

Property Type House

Suburb Murrumbeena

Period - From 01/01/2021

to 31/03/2021

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 | 44 Dalny Rd MURRUMBEENA 3163 | \$1,454,000 | 15/03/2021 |
| 2 | 38 Dalny Rd MURRUMBEENA 3163 | \$1,465,000 | 19/02/2021 |
| 3 | 42 Bute St MURRUMBEENA 3163 | \$1,287,777 | 01/03/2021 |

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 610 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2021: \$1,623,500

Comparable Properties



44 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,454,000
Method: Private Sale
Date: 15/03/2021
Property Type: House (Res)
Land Size: 657 sqm approx



38 Dalny Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,465,000
Method: Auction Sale
Date: 19/02/2021
Property Type: House (Res)
Land Size: 593 sqm approx



42 Bute St MURRUMBEENA 3163 (VG)

Agent Comments



Price: \$1,287,777
Method: Sale
Date: 01/03/2021
Property Type: House (Res)
Land Size: 606 sqm approx