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

1/12 Dalny Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$530,000					
Median sale pr	rice									
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	17/04/2023	to	16/04/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/373 Neerim Rd CARNEGIE 3163	\$540,000	07/04/2024
2	4/21 Shepparson Av CARNEGIE 3163	\$532,500	06/04/2024
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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:

17/04/2024 15:25







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$530,000 Median Unit Price 17/04/2023 - 16/04/2024: \$520,000

Comparable Properties



1/373 Neerim Rd CARNEGIE 3163 (REI)

4/21 Shepparson Av CARNEGIE 3163 (REI)



Price: \$540,000 Method: Private Sale Date: 07/04/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$532,500 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment

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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.

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propertydata



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