

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4A MURRAYS LANE MURCHISON VIC 3610

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$344,500

Property type

House

Suburb

Murchison

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

17 WATSON STREET MURCHISON VIC 3610	\$520,000	28-Mar-23
3 MCKENZIE STREET MURCHISON VIC 3610	\$515,000	01-Feb-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 June 2024



**17 WATSON STREET MURCHISON
VIC 3610**

 3  1  3

Sold Price **\$520,000** Sold Date **28-Mar-23**

Distance **1.37km**



**3 MCKENZIE STREET MURCHISON
VIC 3610**

 3  2  2

Sold Price **\$515,000** Sold Date **01-Feb-24**

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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