

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

50 MURPHY LANE BUNYIP VIC 3815

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Bunyip

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

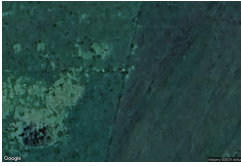
Date of sale

141 NASH ROAD BUNYIP VIC 3815	\$780,000	26-May-23
22 DROUIN ROAD LONGWARRY VIC 3816	\$706,000	13-Oct-22
1 MEMBERS DRIVE DROUIN VIC 3818	\$650,000	15-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 27 February 2024



141 NASH ROAD BUNYIP VIC 3815

Sold Price **\$780,000** Sold Date **26-May-23**

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Distance **3.05km**

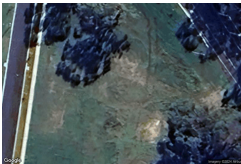


22 DROUIN ROAD LONGWARRY VIC 3816

Sold Price **\$706,000** Sold Date **13-Oct-22**

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Distance **3.16km**



1 MEMBERS DRIVE DROUIN VIC 3818

Sold Price **\$650,000** Sold Date **15-Nov-22**

 -  -  -

Distance **8.84km**

RS = Recent sale UN = Undisclosed Sale

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