

## 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

55 Murphy Lane Bunyip VIC 3815

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Other

Suburb

Bunyip

Period-from

01 May 2020

to

30 Apr 2021

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

215 Evans Road Longwarry VIC 3816	\$860,000	26-Apr-21
114 Old Sale Road Garfield North VIC 3814	\$870,000	17-Mar-21
130 McNamara Road Bunyip VIC 3815	\$850,000	02-Nov-20

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: 29 May 2021


**215 Evans Road Longwarry VIC 3816**

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Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**26-Apr-21**

Distance

**1.47km**

**114 Old Sale Road Garfield North VIC 3814**

- - -

Sold Price

**\$870,000**

Sold Date

**17-Mar-21**

Distance

**6.35km**

**130 McNamara Road Bunyip VIC 3815**

- - -

Sold Price

**\$850,000**

Sold Date

**02-Nov-20**

Distance

**3.66km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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