

# 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 8 Bute Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,164,000 Property Type House Suburb Murrumbeena

Period - From 06/11/2018 to 05/11/2019 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	26 Omama Rd MURRUMBEENA 3163	\$960,000	22/06/2019
2	72 Neville St CARNEGIE 3163	\$950,000	11/07/2019
3	20 Shepparson Av CARNEGIE 3163	\$920,000	07/09/2019

**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: 06/11/2019 11:51



 2  1  1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 486 approx sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

06/11/2018 - 05/11/2019: \$1,164,000

## Comparable Properties



26 Omama Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

 2  1  1

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 337 sqm approx



72 Neville St CARNEGIE 3163 (REI) Agent Comments

 3  1  1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 11/07/2019

**Property Type:** House



20 Shepparson Av CARNEGIE 3163 (REI/VG) Agent Comments

 2  1  1

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 260 sqm approx