

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

14 Gilsland Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,205,000 Property Type House Suburb Murrumbeena

Period - From 01/07/2018 to 30/06/2019 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	40 Bowen St HUGHESDALE 3166	\$1,255,500	31/08/2019
2	34 Euston Rd HUGHESDALE 3166	\$1,151,000	16/07/2019
3	20 Mora Av OAKLEIGH 3166	\$1,149,000	17/05/2019

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: 15/10/2019 16:48



2
 1
 1

Property Type: House
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending June 2019: \$1,205,000

Comparable Properties



40 Bowen St HUGHESDALE 3166 (REI)

Agent Comments

3
 1
 2

Price: \$1,255,500
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 667 sqm approx



34 Euston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,151,000
Method: Private Sale
Date: 16/07/2019
Rooms: 4
Property Type: House
Land Size: 697 sqm approx



20 Mora Av OAKLEIGH 3166 (REI)

Agent Comments

3
 1
 3

Price: \$1,149,000
Method: Private Sale
Date: 17/05/2019
Rooms: 4
Property Type: House
Land Size: 723 sqm approx