

# 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 483 Neerim Road, 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,501,000 Property Type House Suburb Murrumbeena

Period - From 01/07/2019 to 30/09/2019 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	39 Belgrave Rd MALVERN EAST 3145	\$1,930,000	26/10/2019
2	17 Lawrance St MURRUMBEENA 3163	\$1,720,000	10/07/2019
3	23 Emily St CARNEGIE 3163	\$1,715,000	14/09/2019

**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: 07/11/2019 07:18

Ruth Roberts  
9572 1666  
0409 214 110  
rroberts@woodards.com.au



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**Property Type:** House (Res)  
**Land Size:** 752 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
September quarter 2019: \$1,501,000

## Comparable Properties



**39 Belgrave Rd MALVERN EAST 3145 (REI)**   **Agent Comments**

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**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx



**17 Lawrance St MURRUMBEENA 3163 (VG)**   **Agent Comments**

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**Price:** \$1,720,000  
**Method:** Sale  
**Date:** 10/07/2019  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**23 Emily St CARNEGIE 3163 (REI)**   **Agent Comments**

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**Price:** \$1,715,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx