

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 44 Murrumbeena Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,259,000 Property Type House Suburb Murrumbeena

Period - From 01/01/2019 to 31/12/2019 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	245 Neerim Rd CARNEGIE 3163	\$1,310,000	31/08/2019
2	11 Mimosa Rd CARNEGIE 3163	\$1,285,000	14/09/2019
3	45 Carlisle Cr HUGHESDALE 3166	\$1,204,000	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: 29/01/2020 16:32



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Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending December 2019: \$1,259,000

Comparable Properties



245 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

3 1 -

Price: \$1,310,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)



11 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,285,000

Method: Private Sale

Date: 14/09/2019

Property Type: House

Land Size: 677 sqm approx



45 Carlisle Cr HUGHESDALE 3166 (REI/VG)

Agent Comments

4 1 -

Price: \$1,204,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 5

Property Type: House (Res)

Land Size: 610 sqm approx