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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending March 2017: \$1,365,000


 4
  2
  2
Rooms:**Property Type:** House**Land Size:** 592 sqm

Agent Comments

Irresistibly beautiful in stunning leafy colour, this superbly renovated 4 bedroom 2.5 bathroom 1930s timber home takes pride of place on the edge of Murrumbeena Park. A spectacular outdoor entertainer, this exquisite haven enjoys a wide entry foyer, 3 big bedrooms (BIRs, main - WIR, BIRs & stylish ensuite), guest 4th bedroom or north facing sitting room (electric Rinnai heater), sumptuous bathroom (sleigh bath), sublime stone kitchen with subway tiling, Omega cooking appliances, an Asko dishwasher and servery windows; expansive open plan entertaining area & a fitted laundry with pow

Comparable Properties

**73 Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$1,780,000**Method:** Private Sale**Date:** 04/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 595 sqm**26 Railway Rd CARNEGIE 3163 (REI)**

Agent Comments

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  2
  2
Price: \$1,667,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 115 sqm**7 Merrimu St MURRUMBEENA 3163 (REI)**

Agent Comments

 4
  2
  2
Price: \$1,656,000**Method:** Auction Sale**Date:** 06/05/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 651 sqm

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

21 Erindale Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,365,000

House X

Suburb Murrumbeena

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
73 Truganini Rd CARNEGIE 3163	\$1,780,000	04/03/2017
26 Railway Rd CARNEGIE 3163	\$1,667,000	20/05/2017
7 Merrimu St MURRUMBEENA 3163	\$1,656,000	06/05/2017