hockingstuart

Chris Janssens 9569 3666 0418 541 208

Indicative Selling Price \$1,650,000 - \$1,800,000 **Median House Price** Year ending March 2017: \$1,365,000

cianssens@hockingstuart.com.au





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 fover, 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)





Price: \$1,780,000 Method: Private Sale Date: 04/03/2017

Rooms: -

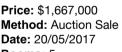
Property Type: House (Res) Land Size: 595 sqm

26 Railway Rd CARNEGIE 3163 (REI)









Rooms: 5

Property Type: House (Res) Land Size: 115 sqm

7 Merrimu St MURRUMBEENA 3163 (REI)









Property Type: House (Res) Land Size: 651 sqm

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	21 Erindale Street, Murrumbeena Vic 3163
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Indicative selling price

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

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

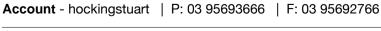
Median sale price

Median price \$1,	,365,000 H	ouse	Х	Su	burb	Murrumbeena
Period - From 01/	/04/2016 to	31/03/20)17	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







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