

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

6 Ella Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,687,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/12/2021

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	199 Poath Rd MURRUMBEENA 3163	\$1,165,000	19/02/2022
2	15 Wornack Rd CARNEGIE 3163	\$1,138,000	02/04/2022
3	344 Koornang Rd CARNEGIE 3163	\$1,098,000	15/12/2021

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:

12/04/2022 16:57



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2021: \$1,687,500

Comparable Properties



199 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$1,165,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 313 sqm approx



15 Woornack Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$1,138,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



344 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$1,098,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: House (Res)

Land Size: 349 sqm approx