

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

10 Melbourne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,449,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2020

to

31/03/2021

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	111 Murrumbeena Rd MURRUMBEENA 3163	\$1,272,000	08/05/2021
2	10 Bute St MURRUMBEENA 3163	\$1,270,000	27/03/2021
3			

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:

10/05/2021 11:33

10 Melbourne Street, Murrumbeena Vic 3163

**Jellis
Craig**

Mark Staples

9573 6100

0411 527 174

markstaples@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2021: \$1,449,500



3 1 1

Property Type: House

Land Size: 394 sqm approx

Agent Comments

An exciting opening in the prized Capital City precinct, this delightful Edwardian has been so impeccably cared for by its long time owner that it not only retains its original charm & character, it continues to provide comfortable accommodation whilst renovation or new home plans are discussed (STCA) just a short stroll from Village cafes & trains, parks & Murrumbeena Primary. Features oversized original rooms with soaring ceilings & chimneys, lounge with gas heater, immaculate modern kitchen & bathroom, semi enclosed outdoor domain, north facing rear garden, secure carport, OSP.

Comparable Properties



111 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,272,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



10 Bute St MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$1,270,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: House - Semi-detached

Land Size: 448 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500