

Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

### 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		30 Leura Street, Murrumbeena Vic 3163												
Indicative selling price														
For the meaning of	of this p	rice see	cons	umer.	vic.gov.a	au/ui	nderd	quoting						
Range between \$890,		000		&			\$979,000							
Median sale price														
Median price	\$1,362,5	500	Hou	se	Х	<del>Un</del>	iŧ				Suburb	Murru	mbeena	l
Period - From	01/01/20	018	to	31/12	2/2018			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.

Add	dress of comparable property	Price	Date of sale	
1	21 Birdwood St BENTLEIGH EAST 3165	\$970,000	15/12/2018	
2	2 Manuka St BENTLEIGH EAST 3165	\$970,000	01/12/2018	
3	11 Paloma St BENTLEIGH EAST 3165	\$950,000	08/02/2019	

#### 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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**Indicative Selling Price** \$890,000 - \$979,000 **Median House Price** Year ending December 2018: \$1,362,500





**Property Type:** Agent Comments

## Comparable Properties

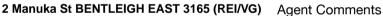
21 Birdwood St BENTLEIGH EAST 3165 (VG)

Price: \$970,000 Method: Sale Date: 15/12/2018

Rooms: -

Property Type: House (Res) Land Size: 844 sqm approx **Agent Comments** 





**-**3

Price: \$970,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: House Land Size: 628 sqm approx





#### 11 Paloma St BENTLEIGH EAST 3165 (REI)

**60** 1 **=**3

Price: \$950.000

Method: Sold Before Auction

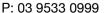
Date: 08/02/2019

Rooms: -

Property Type: House (Res) Land Size: 696 sqm approx

**Agent Comments** 









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