

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

Range between \$890,000

&

\$979,000

Median sale price

Median price \$1,362,500

House

X

Unit

Suburb

Murrumbeena

Period - From 01/01/2018

to

31/12/2018

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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

21 Birdwood St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$970,000

Method: Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 844 sqm approx



2 Manuka St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 08/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx