

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

5/29-31 Howe Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,530,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2022 to 31/12/2022 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	13b Rochford St BENTLEIGH EAST 3165	\$1,450,000	17/12/2022
2	24b Kurrajong St BENTLEIGH EAST 3165	\$1,400,000	21/11/2022
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:

16/03/2023 09:51

Marshall Rushford

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2022: \$1,530,000



3 2 4

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



**13b Rochford St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 1

Price: \$1,450,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)

24b Kurrajong St BENTLEIGH EAST 3165 (VG) Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 21/11/2022

Property Type: House - Attached House N.E.C.

Land Size: 314 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.

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