Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/29-31 Howe Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,530,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena	
Period - From	01/10/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









Property Type: Townhouse (Single) Agent Comments Marshall Rushford 03 8532 5200 0418 396 981 marshall.rushford@belleproperty.com

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2022: \$1,530,000

Comparable Properties



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



Price: \$1,450,000 Method: Auction Sale Date: 17/12/2022 Property Type: Townhouse (Res) Agent Comments

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



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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



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