

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

1/20 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,687,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2021

to

31/03/2022

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	21a Moylan St BENTLEIGH EAST 3165	\$1,288,000	10/11/2021
2	29 Dromana Av BENTLEIGH EAST 3165	\$1,160,000	15/03/2022
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:

21/04/2022 17:12



3 2 2

Property Type: Townhouse
(Single)

Land Size: 373 sqm approx

Agent Comments

Comparable Properties



**21a Moylan St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 2

Price: \$1,288,000

Method: Private Sale

Date: 10/11/2021

Property Type: Townhouse (Single)

Land Size: 241 sqm approx



29 Dromana Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Private Sale

Date: 15/03/2022

Property Type: House

Land Size: 354 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.