

# 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

9 Melbourne Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,606,500

Property Type House

Suburb Murrumbeena

Period - From 01/10/2020

to 30/09/2021

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	12 Kangaroo Rd MURRUMBEENA 3163	\$1,240,000	07/08/2021
2	3/11 Howe St MURRUMBEENA 3163	\$1,166,888	21/10/2021
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:

17/01/2022 13:40



3 1 2

**Property Type:** House

**Land Size:** 346 sqm approx

**Agent Comments**

## Comparable Properties



**12 Kangaroo Rd MURRUMBEENA 3163  
(REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**3/11 Howe St MURRUMBEENA 3163 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,166,888

**Method:** Auction Sale

**Date:** 21/10/2021

**Property Type:** Unit

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.