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 Wahroongaa Crescent, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,650,000					
Median sale p										
Median price	\$1,687,500	Pro	operty Type	Hou	ise		Suburb	Murrumbeena		
Period - From	01/01/2021	to	31/12/2021		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.

Add	dress of comparable property	Price	Date of sale
1	47 Shepparson Av CARNEGIE 3163	\$1,682,000	19/02/2022
2			
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:

06/04/2022 11:05









Property Type: House **Land Size:** 565 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending December 2021: \$1,687,500

In Murrumbeena's most exclusive pocket, this gorgeous triple fronted three bedroom Art Deco beauty has been superbly transformed into a relaxed family entertainer. On a tranguil corner block, this engaging treasure enjoys a double door entry, a spellbinding north facing lounge with wood heater (potential fourth bedroom), three superb bedrooms (two with built in robes, one with original fireplace), a fully tiled bathroom with granite tiled floors and Velux window; an amazing open plan living and dining area with an incredible stone kitchen (Bosch appliances including induction cooking and huge walk in pantry) and a huge laundry with second toilet. The fun filled rear garden is home to an alfresco deck, a sun filled fire pit area and a stretch of lawn in a serene garden setting. Warm with solid Tasmanian Oak floors and wool carpets, this idyllic home features high ornate ceilings, plantation shutters, designer lighting, ducted heating, air conditioning, Crimsafe security doors, ample storage, external blinds and a storage shed. With the newly refurbished Boyd Park at the end of the street, metres to Murrumbeena Village cafes, train and Murrumbeena Primary School, and you're so close to Chadstone Shopping Centre's fun, food and fashion, you have leafy views towards Hotel Chadstone from the open plan area.

Comparable Properties



47 Shepparson Av CARNEGIE 3163 (REI)



Price: \$1,682,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res) Land Size: 564 sqm approx Agent Comments

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 - Jellis Craig | P: 03 9593 4500

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