

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 Wahroonga Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,687,500

Property Type House

Suburb Murrumbeena

Period - From 01/01/2021

to 31/12/2021

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	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

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2021: \$1,687,500

Agent Comments

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 tranquil 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)

Agent Comments



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