

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

2a Nangana Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,449,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2020

to 31/03/2021

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	1/40-42 Wornack Rd CARNEGIE 3163	\$1,015,000	30/01/2021
2	1/36 Toolambool Rd CARNEGIE 3163	\$995,000	20/03/2021
3	1/68 Moonya Rd CARNEGIE 3163	\$972,750	03/12/2020

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:

20/04/2021 11:19



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Superbly situated in a quiet cul-de-sac leading to Boyd Park, this delightful freestanding home offers tremendous appeal in this sought after family focused locale just minutes from Chadstone S/C, schools and train. Spacious, light-filled interiors boast 9ft ceilings and include inviting Living room with bay window, smart Miele equipped Kitchen adjacent a casual dining/family room, two double bedrooms and Study/3rd Bedroom all with BIRs. A north-facing, limestone paved courtyard offers ideal entertaining and alfresco dining opportunities. Also features fitted laundry, sep WC, ducted heat/cool and garage.

Comparable Properties

**1/40-42 Wornack Rd CARNEGIE 3163 (REI)**

Agent Comments

3 1 1

Price: \$1,015,000**Method:** Auction Sale**Date:** 30/01/2021**Property Type:** House (Res)**1/36 Toolambool Rd CARNEGIE 3163 (REI)**

Agent Comments

2 1 2

Price: \$995,000**Method:** Auction Sale**Date:** 20/03/2021**Property Type:** Unit**1/68 Moonya Rd CARNEGIE 3163 (VG)**

Agent Comments

2 - -

Price: \$972,750**Method:** Sale**Date:** 03/12/2020**Property Type:** Flat/Unit/Apartment (Res)