

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

10 Innellan Road Murrumbeena VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

11 Henty Street Murrumbeena VIC 3163	\$2,005,000	13-May-21
25 Blackwood Street Carnegie VIC 3163	\$1,920,100	26-Aug-21
19 Atkinson Street Murrumbeena VIC 3163	\$1,935,000	17-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 27 October 2021



11 Henty Street Murrumbeena VIC 3163

 3  2  2

Sold Price

\$2,005,000

Sold Date

13-May-21

Distance

0.59km



25 Blackwood Street Carnegie VIC 3163

 3  2  2

Sold Price

^{RS} **\$1,920,100** ^{UN}

Sold Date

26-Aug-21

Distance

0.78km



19 Atkinson Street Murrumbeena VIC 3163

 4  3  2

Sold Price

\$1,935,000

Sold Date

17-Jul-21

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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