

## 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

19 Burns Avenue, 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

\$1,400,000

&

\$1,520,000

#### Median sale price

Median price

\$1,410,000

House

X

Unit

Suburb

Murrumbeena

Period - From

01/04/2017

to

30/06/2017

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	55 Tranmere Av CARNEGIE 3163	\$1,840,000	15/07/2017
2	23 Perth St MURRUMBEENA 3163	\$1,660,000	25/03/2017
3	12 Lydson St MURRUMBEENA 3163	\$1,561,000	17/06/2017

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.~~

19 Burns Avenue, Murrumbeena Vic 3163



3 bedrooms - 1 car

**Rooms:**  
**Property Type:** House  
**Land Size:** 546.717 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,520,000  
**Median House Price**  
June quarter 2017: \$1,410,000

Built 1925 - building size 179.9sqm - Land 550sqm approx - corner block - north facing rear - well maintained period features throughout - renovated & extended 20years ago - 3m ceilings throughout.

## Comparable Properties



**55 Tranmere Av CARNEGIE 3163 (REI)**

3 bedrooms - 2 bathrooms - 1 car

**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 509 sqm approx

**Agent Comments**

Built 1920 - building size 99.5sqm () - weatherboard home - updated throughout - smaller land - 2 bathrooms.



**23 Perth St MURRUMBEENA 3163 (REI)**

3 bedrooms - 1 bathroom - 1 car

**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

**Agent Comments**

Built 1910 - building size 201.9sqm - larger land south facing rear - weatherboard home - tired needs updating - some period features.



**12 Lydson St MURRUMBEENA 3163 (REI)**

3 bedrooms - 1 bathroom - 2 cars

**Price:** \$1,561,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx

**Agent Comments**

Built 1920 - building size 134.7sqm - period home Hampton style - updated 10+ years ago - desirable street - larger land - north facing rear.