

# 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

3 Churchill Close, 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,617,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2021

to

30/06/2021

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	1B Stockdale Av BENTLEIGH EAST 3165	\$1,740,000	01/07/2021
2	33a Elimatta Rd CARNEGIE 3163	\$1,690,000	02/10/2021
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:

04/10/2021 16:28



3 2 2

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 302 sqm approx

**Agent Comments**

Craftsman built 3 bedroom 2.5 bathroom parkside masterpiece showcasing a sumptuous lounge (gas log fire), free-flowing living and dining, luxe entertainer's kitchen (porcelain benchtops, F&P appliances & butler's pantry), study/library landing, a north-facing park-view main bedroom (WIR, ensuite & balcony) and a secluded Mediterranean inspired courtyard. Immaculate throughout, it has Grey Box floors, ducted R/C air cond, security, solar panels, abundant storage & a double auto garage. In the McKinnon Secondary College zone.

## Comparable Properties

**1B Stockdale Av BENTLEIGH EAST 3165 (VG)** **Agent Comments**

3 - -

**Price:** \$1,740,000

**Method:** Sale

**Date:** 01/07/2021

**Property Type:** House (Res)

**Land Size:** 353 sqm approx



**33a Elimatta Rd CARNEGIE 3163 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,690,000

**Method:** Sold Before Auction

**Date:** 02/10/2021

**Property Type:** Townhouse (Single)

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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