Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3b Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,142,500	Pro	perty Type T	ownhouse		Suburb	Murrumbeena
Period - From	13/04/2022	to	12/04/2023		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

7,01	aress of comparable property	1 1100	Date of Sale
1	4a Waratah St BENTLEIGH EAST 3165	\$1,625,000	06/02/2023
2	23b Moylan St BENTLEIGH EAST 3165	\$1,620,000	17/12/2022
3	59 Oakleigh Rd CARNEGIE 3163	\$1,570,000	11/02/2023

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:	13/04/2023 09:24



Date of sale



Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median Townhouse Price** 13/04/2022 - 12/04/2023: \$1,142,500



Property Type: Townhouse

Agent Comments

Comparable Properties



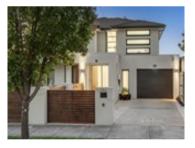
4a Waratah St BENTLEIGH EAST 3165

(REI/VG)

Price: \$1,625,000 Method: Private Sale Date: 06/02/2023

Property Type: Townhouse (Single)

Agent Comments



23b Moylan St BENTLEIGH EAST 3165

(REI/VG)





Price: \$1,620,000 Method: Auction Sale Date: 17/12/2022

Property Type: Townhouse (Res) Land Size: 353 sqm approx

Agent Comments



59 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Price: \$1,570,000 Method: Auction Sale Date: 11/02/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



