

# 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

3b Kangaroo Road, 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,142,500

Property Type

Townhouse

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	Price	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

3b Kangaroo Road, Murrumbeena Vic 3163

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Townhouse Price**

13/04/2022 - 12/04/2023: \$1,142,500



3 3 2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**4a Waratah St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,625,000

**Method:** Private Sale

**Date:** 06/02/2023

**Property Type:** Townhouse (Single)



**23b Moylan St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 17/12/2022

**Property Type:** Townhouse (Res)

**Land Size:** 353 sqm approx



**59 Oakleigh Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 11/02/2023

**Property Type:** Townhouse (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.