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

1 Velra Avenue, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,372,500	Property Type Hou		ISE		Suburb	Murrumbeena	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	28 Beauville Av MURRUMBEENA 3163	\$1,275,000	22/10/2020
2	17 Melva St BENTLEIGH EAST 3165	\$1,245,000	24/11/2020
3	10 Victory St MURRUMBEENA 3163	\$1,185,000	14/12/2020

OR

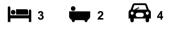
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/03/2021 12:59







Property Type: House Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2020: \$1,372,500

Immaculate 3 bedroom 2 bathroom heartwarmer enjoying Tasmanian Oak floors, an elegant living & dining room (OFP), gleaming granite kitchen (Bosch appliances), casual TV/meals, a pristine Art Deco bathroom, 2nd external bathroom, sun-drenched gardens, ducted heating, security, a store & a LU garage. In the new McKinnon Secondary College Zone (2022).

Comparable Properties

Wogdards	28 Beauville Av MURRUMBEENA 3163 (REI/VG) 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Agent Comments
	17 Melva St BENTLEIGH EAST 3165 (REI) 3 1 1 1 1 Price: \$1,245,000 Method: Auction Sale Date: 24/11/2020 Property Type: House (Res) Land Size: 574 sqm approx	Agent Comments
	10 Victory St MURRUMBEENA 3163 (VG) 3	Agent Comments

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





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.