

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,372,500

Property Type House

Suburb Murrumbeena

Period - From 01/10/2020

to 31/12/2020

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	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



3 2 4

**Property Type:** House

Agent Comments

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



**28 Beauville Av MURRUMBEENA 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,275,000

**Method:** Sold Before Auction

**Date:** 22/10/2020

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**17 Melva St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 1

**Price:** \$1,245,000

**Method:** Auction Sale

**Date:** 24/11/2020

**Property Type:** House (Res)

**Land Size:** 574 sqm approx



**10 Victory St MURRUMBEENA 3163 (VG)**

Agent Comments

3 - -

**Price:** \$1,185,000

**Method:** Sale

**Date:** 14/12/2020

**Property Type:** House (Res)

**Land Size:** 519 sqm approx