

# 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

10 Adams Street, 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 \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,705,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2021

to 30/09/2021

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	9 Brooks St BENTLEIGH EAST 3165	\$1,843,500	19/08/2021
2	27 Darling St HUGHESDALE 3166	\$1,840,000	15/05/2021
3	1 Irving Av MURRUMBEENA 3163	\$1,780,000	01/08/2021

**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:

15/10/2021 17:43



**Property Type:** House (Res)

**Land Size:** 705 sqm approx

**Agent Comments**

## Comparable Properties



**9 Brooks St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,843,500

**Method:** Auction Sale

**Date:** 19/08/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**27 Darling St HUGHESDALE 3166 (REI/VG)**

**Agent Comments**



**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House (Res)

**Land Size:** 749 sqm approx



**1 Irving Av MURRUMBEENA 3163 (REI)**

**Agent Comments**



**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 01/08/2021

**Property Type:** House (Res)