

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

1/3 Packer Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,174,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2018

to

30/09/2019

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	2/55 Poath Rd MURRUMBEENA 3163	\$1,250,000	25/08/2019
2	2/18a Canterbury St HUGHESDALE 3166	\$1,200,000	19/10/2019
3	1/67 Tranmere Av CARNEGIE 3163	\$1,140,000	24/06/2019

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:

23/11/2019 17:28



Rooms: 2

Property Type: Townhouse

Land Size: 360 sqm approx

Agent Comments

Pristine 4 bedroom 2 bathroom street front residence offering a busy family a wealth of space inside and easy living outside. Modernised with timber look floors, this inviting home enjoys 4 spacious bedrooms (2 - robes), north facing lounge & dining (parquet floors), granite kitchen/meals (Bosch dishwasher), casual study/family area, an upstairs retreat and a covered alfresco area. One of two, complete with high ceilings, security doors, ducted heating, evap cooling, air cond, an auto garage & plenty of storage. A heartbeat to Chadstone, Boyd Park & Murrumbeena PS.

Comparable Properties



2/55 Poath Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 25/08/2019

Property Type: Townhouse (Res)



2/18a Canterbury St HUGHESDALE 3166 (REI) Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Townhouse (Res)

Land Size: 346 sqm approx

1/67 Tranmere Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$1,140,000

Method: Sale

Date: 24/06/2019

Property Type: Flat/Unit/Apartment (Res)