

# 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

125 Murrumbeena 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,259,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2019

to 31/12/2019

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	8 Bute St MURRUMBEENA 3163	\$1,246,000	30/11/2019
2	43 Bruce St MALVERN EAST 3145	\$1,152,000	25/10/2019
3	9 Libna St CARNEGIE 3163	\$950,000	30/11/2019

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:

11/02/2020 13:03



**Rooms:** 5

**Property Type:** House

**Land Size:** 400 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending December 2019: \$1,259,000

## Comparable Properties



**8 Bute St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,246,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)



**43 Bruce St MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$1,152,000

**Method:** Sold Before Auction

**Date:** 25/10/2019

**Property Type:** House (Res)

**Land Size:** 305 sqm approx



**9 Libna St CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 339 sqm approx