

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 Victory Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$1,105,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Murrumbeena

Period - From 01/04/2023

to 31/03/2024

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	1/67 Lancaster St BENTLEIGH EAST 3165	\$1,190,000	24/02/2024
2	2/192 Murrumbeena Rd MURRUMBEENA 3163	\$1,185,000	27/04/2024
3	2/19 Majdal St BENTLEIGH EAST 3165	\$1,150,000	25/05/2024

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:

24/06/2024 10:00

1/3 Victory Street, Murrumbeena Vic 3163



Andrew Panagopoulos
9573 6100
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Indicative Selling Price

\$1,105,000

Median Unit Price

Year ending March 2024: \$587,500



3 1 2

Property Type: Villa
Land Size: 389 sqm approx
Agent Comments

Comparable Properties



1/67 Lancaster St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 1 2

Price: \$1,190,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 298 sqm approx



2/192 Murrumbeena Rd MURRUMBEENA 3163
(REI)

Agent Comments

3 2 2

Price: \$1,185,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



2/19 Majdal St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,150,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



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