

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

3 Winston Way, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,617,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2021

to

30/06/2021

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		
2		
3		

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:

19/07/2021 11:25

3 Winston Way, Murrumbeena Vic 3163

**Jellis
Craig**

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Indicative Selling Price

\$1,700,000

Median House Price

June quarter 2021: \$1,617,500



 3  2  2

Property Type: House

Land Size: 391 sqm approx

Agent Comments

Stately 3 bedroom + study 2.5 bathroom abode in the new McKinnon Secondary College zone, featuring 3 separate living zones (2 north facing), a fabulous family kitchen (quality appliances), and a secluded covered alfresco area in a Tuscan inspired courtyard garden. Love it or give it a 21st century makeover, complete with security, ducted heating, evap cooling & a double auto garage. Quiet court, near Packer Park, Duncan MacKinnon Reserve & Mallanbool Reserve, walk to North Road cafes, bus & St Patrick's Primary School.

Comparable Properties

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Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604