

# 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

22A Swan 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2021

to 31/12/2021

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	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021
2	10 Warina Rd CARNEGIE 3163	\$1,500,000	07/09/2021
3	10a Frogmore Rd CARNEGIE 3163	\$1,456,000	26/08/2021

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:

08/02/2022 11:44



3 2 2

**Rooms:** 6

**Property Type:** Townhouse  
(Single)

**Land Size:** 309m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2021: \$1,775,000

A freestanding street front design that delivers generous proportions on an easy template ensures this traditional style modern home provides high performance living for busy families right through to discerning downsizers. Highlights include two courtyards, open study with storage, downstairs main bedroom suite, granite kitchen, remote garage, OSP.

## Comparable Properties



**1b Parkmore Rd BENTLEIGH EAST 3165 (REI)** Agent Comments

4 2 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** Townhouse (Single)

**Land Size:** 490 sqm approx



**10 Warina Rd CARNEGIE 3163 (REI)**

Agent Comments

3 2 3

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 07/09/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 251 sqm approx



**10a Frogmore Rd CARNEGIE 3163 (REI)**

Agent Comments

3 2 1

**Price:** \$1,456,000

**Method:** Sold Before Auction

**Date:** 26/08/2021

**Property Type:** Townhouse (Res)

**Land Size:** 279 sqm approx