

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

20 & 20A Adelaide Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2021

to

30/09/2021

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	35 Oakleigh Rd CARNEGIE 3163	\$2,350,000	06/11/2021
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:

09/11/2021 16:22



 6  2  2

Property Type: 2 x

Semi-Detached Homes

Land Size: 697 sqm approx

Agent Comments

On one title, these 3 bedroom clinker brick Art Deco attached classics are a step back in time. Looking to step forward into the future with scope to subdivide, renovate and extend, or start over with a new home or development (STCA), they retain all their original character while each featuring 3 spacious bedrooms, a delightful living room (gas heating), vintage kitchen, a terrazzo floor bathroom and a north facing rear garden with garage. A sought after pocket, between Murrumbeena Primary School and the Village, walk to the train, Boyd Park and Chadstone.

Comparable Properties



35 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  4

Price: \$2,350,000

Method: Sold Before Auction

Date: 06/11/2021

Property Type: House (Res)

Land Size: 890 sqm approx

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.