

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

2 Lydson Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,336,250

Property Type House

Suburb Murrumbeena

Period - From 01/04/2019

to 31/03/2020

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	34 Canterbury St HUGHESDALE 3166	\$1,725,000	23/05/2020
2	16 Howe St MURRUMBEENA 3163	\$1,651,000	30/05/2020
3	22 Lawrance St MURRUMBEENA 3163	\$1,640,000	18/06/2020

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:

14/07/2020 14:06

2 Lydson Street, Murrumbeena Vic 3163

**Jellis
Craig**

Mark Staples

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markstaples@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2020: \$1,336,250



4 2 2

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Stylish living, brilliant entertaining and an area of complete convenience deliver a fabulous family lifestyle in this smartly renovated 4 bedroom 2 bathroom Bungalow with in-ground pool. Includes formal sitting and dining with fire places, open plan family living/dining, Bosch kitchen, poolside entertaining, separate studio, period detail, excellent parking. Walk to Poath Road Village, a favourite with locals for its boutique cafes, restaurants and shops, Hughesdale Station and Murrumbeena Park or the delights of Chadstone Shopping Centre.

Comparable Properties



34 Canterbury St HUGHESDALE 3166 (REI)

Agent Comments

4 2 2

Price: \$1,725,000

Method: Auction Sale

Date: 23/05/2020

Rooms: 5

Property Type: House (Res)

Land Size: 548 sqm approx



16 Howe St MURRUMBEENA 3163 (REI)

Agent Comments

4 2 1

Price: \$1,651,000

Method: Private Sale

Date: 30/05/2020

Property Type: House



22 Lawrance St MURRUMBEENA 3163 (REI)

Agent Comments

4 1 2

Price: \$1,640,000

Method: Private Sale

Date: 18/06/2020

Property Type: House

Land Size: 683 sqm approx

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.