

# 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

11 Henty Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,764,000

### Median sale price

Median price

\$1,623,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/03/2021

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 Patterson St CARNEGIE 3163   | \$1,805,000 | 19/12/2020   |
| 2 | 27 Margaret St CARNEGIE 3163   | \$1,781,000 | 20/02/2021   |
| 3 | 29 Lindsay Av MURRUMBEENA 3163 | \$1,764,000 | 17/02/2021   |

**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:

11/05/2021 15:16



**Property Type:** House

**Land Size:** 613 sqm approx

Agent Comments

A highly prized Fasham Johnson design prioritising natural light and a seamless indoor/outdoor connection ensures this single level residence provides a home of exceptional family function. A fabulous free flowing layout includes multiple living and entertaining areas complemented by a stylish kitchen, separately zoned main bedroom with WIR/ensuite & nearby study whilst at the rear, two bedrooms with BIRs relish their own zone with a family bathroom. Includes sunny north facing garden and double carport, close to parks, transport, schools and shopping.

## Comparable Properties



**2 Patterson St CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,805,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**27 Margaret St CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$1,781,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**29 Lindsay Av MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,764,000

**Method:** Sold Before Auction

**Date:** 17/02/2021

**Property Type:** House (Res)

**Land Size:** 613 sqm approx