# 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

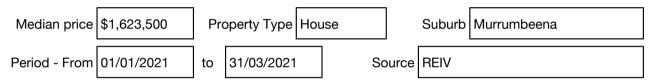
11 Henty Street, Murrumbeena Vic 3163

#### Indicative selling price

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

Single price \$1,764,000

#### Median sale price



#### 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





Mark Staples 9573 6100 0411 527 174 markstaples@jelliscraig.com.au





Property Type: House Land Size: 613 sqm approx Agent Comments Indicative Selling Price \$1,764,000 Median House Price March quarter 2021: \$1,623,500

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) 2 2 2 2 Price: \$1,805,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 600 sqm approx	Agent Comments
27 Margaret St CARNEGIE 3163 (REI) 3 2 2 2 Price: \$1,781,000 Method: Auction Sale Date: 20/02/2021 Property Type: House (Res) Land Size: 610 sqm approx	Agent Comments
29 Lindsay Av MURRUMBEENA 3163 (REI) 29 Lindsay Av MURRUMBEENA 3163 (REI) 29 Lindsay Av MURRUMBEENA 3163 (REI) 20 Lindsay Av MURRUMBEENA 3163 (REI) 20 Lindsay Av MURRUMBEENA 3163 (REI) 20 Lindsay Av MURRUMBEENA 3163 (REI) 21 Lindsay Av MURRUMBEENA 3163 (REI) 22 Lindsay Av MURRUMBEENA 3163 (REI) 23 Lindsay Av MURRUMBEENA 3163 (REI) 24 Lindsay Av MURRUMBEENA 3163 (REI) 25 Lindsay Av MURRUMBEENA 3163 (REI) 26 Lindsay Av MURRUMBEENA 3163 (REI) 27 Lindsay Av MURRUMBEENA 3163 (REI) 28 Lindsay Av MURRUMBEENA 3163 (REI) 29 Lindsay Av MURRUMBEENA 3163 (REI) 20 Lindsay Av MURRUMBEENA 3163 (	Agent Comments

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.