

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

3/251 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price

\$598,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2020

to

31/12/2020

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	3/19 St Huberts Rd CARNEGIE 3163	\$930,000	05/12/2020
2	3/114 Neville St CARNEGIE 3163	\$900,000	09/02/2021
3	3/81-85 Rosanna St CARNEGIE 3163	\$837,500	24/10/2020

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:

22/03/2021 11:28



3 1 2

Property Type: Unit

Agent Comments

With its superb space, sensational entertaining and glorious landscaped gardens, this brilliant single level villa feels more like a traditional home than an easy two bedroom lifestyle environment. Positioned at the rear of just three, its impressive proportions even boast a study/third bedroom, two car garage and a setting that's just metres from the cream of Murrumbeena's sports and recreation facilities, local cafes, schools and transport options. Features generous living/dining areas, immaculate kitchen and bathroom, undercover deck, ducted heating, air conditioning, two car garage with rear garden access.

Comparable Properties

**3/19 St Huberts Rd CARNEGIE 3163 (REI)**

Agent Comments

3 2 2

Price: \$930,000**Method:** Auction Sale**Date:** 05/12/2020**Property Type:** Unit**3/114 Neville St CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

Price: \$900,000**Method:** Sold Before Auction**Date:** 09/02/2021**Property Type:** Unit**3/81-85 Rosanna St CARNEGIE 3163 (REI/VG)**

Agent Comments

3 1 1

Price: \$837,500**Method:** Auction Sale**Date:** 24/10/2020**Rooms:** 4**Property Type:** Villa