

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

2A Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,372,500

Property Type House

Suburb Murrumbeena

Period - From 01/10/2020

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	377 Neerim Rd CARNEGIE 3163	\$1,348,500	31/07/2020
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:

25/01/2021 17:36

2A Kangaroo Road, Murrumbeena Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2020: \$1,372,500



 3  2  2

Property Type: House (Res)

Land Size: 543 sqm approx

Agent Comments

Vintage character and stylish modern function enjoy a fabulous family friendly location in this renovated 3 bedroom, 2 bathroom home just a short stroll from Murrumbeena Park. Nestled on its generous garden parcel, all the charm of the 1960's is immediately evident in its expansive room sizes, beautifully broad windows and sparkling natural light whilst a large contemporary kitchen and two contemporary bathrooms add modern day comfort and convenience. Walk to Murrumbeena Park and Chadstone and Oakleigh buses, minutes to popular local schools, Village cafes & trains.

Comparable Properties



377 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,348,500

Method: Sold Before Auction

Date: 31/07/2020

Property Type: House (Res)

Land Size: 566 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.

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.