

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

16 Perth Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

Median sale price

Median price \$1,423,250

Property Type House

Suburb Murrumbeena

Period - From 01/07/2019

to 30/06/2020

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	58 Lyons St CARNEGIE 3163	\$1,420,000	29/02/2020
2	216 Neerim Rd CARNEGIE 3163	\$1,352,000	20/02/2020
3	1312 Glen Huntly Rd CARNEGIE 3163	\$1,325,000	20/07/2020

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:

28/07/2020 12:12



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Rooms: 5**Property Type:** House**Land Size:** 517 sqm approx

Agent Comments

Full of natural light and pretty cottage charm, this extended period home provides an ideal move in ready environment whilst future renovation or new home plans (STCA) are considered on its generous 517sqm approx. parcel with northern rear. Enjoy high ceilings, original hardwood floors and early OFPs, gas kitchen, sun filled rear garden, ducted heating, gated OSP. Walk to Murrumbeena Primary, Boyd Park, Village shops and cafes, Murrumbeena Station, Chadstone Shopping Centre and more.

Comparable Properties

**58 Lyons St CARNEGIE 3163 (REI/VG)**

Agent Comments

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Price: \$1,420,000**Method:** Auction Sale**Date:** 29/02/2020**Property Type:** House (Res)**Land Size:** 557 sqm approx**216 Neerim Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

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Price: \$1,352,000**Method:** Sold Before Auction**Date:** 20/02/2020**Rooms:** 5**Property Type:** House**Land Size:** 370 sqm approx**1312 Glen Huntly Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$1,325,000**Method:** Private Sale**Date:** 20/07/2020**Property Type:** House**Land Size:** 480 sqm approx