

# 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

18 Ardyne 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

\$1,009,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2019

to

31/12/2019

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	29 Brett St MURRUMBEENA 3163	\$1,002,000	21/03/2020
2	5 William St MURRUMBEENA 3163	\$1,002,000	11/12/2019
3	30 Reid St MURRUMBEENA 3163	\$960,000	07/12/2019

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:

27/03/2020 15:50



**Property Type:** House

**Land Size:** 440 sqm approx

Agent Comments

Much loved 4 bedroom 2 bathroom c1923 timber home, first time offered since 1971. Enjoying a north facing wisteria-draped slate alfresco courtyard, this cherished treasure is ready for its next chapter, featuring a delightful living & dining room (pot belly stove), country style galley kitchen, sun filled family room and a private parent's retreat (sitting/study area, generous bedroom, WIR & stylish ensuite) all in rambling gardens. Renovate or build the dream, near Murrumbeena Village, train & parks, zoned for Murrumbeena PS.

## Comparable Properties



**29 Brett St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



**5 William St MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 11/12/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 145 sqm approx



**30 Reid St MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$960,000

**Method:** Private Sale

**Date:** 07/12/2019

**Property Type:** House

**Land Size:** 334 sqm approx