

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 Bute Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,455,000

House

X

Unit

Suburb

Murrumbeena

Period - From

01/07/2017

to

30/06/2018

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	3/29 Gnarwyn Rd CARNEGIE 3163	\$900,000	08/09/2018
2	363 Koornang Rd ORMOND 3204	\$887,000	30/05/2018
3	3/45 Brett St MURRUMBEENA 3163	\$860,000	21/07/2018

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.



2
 1
 1

Rooms:
Property Type: House (Res)
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending June 2018: \$1,455,000

Comparable Properties



3/29 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

3
 1
 2

Price: \$900,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Unit
Land Size: 415 sqm approx



363 Koornang Rd ORMOND 3204 (VG)

Agent Comments

2
 -
 -

Price: \$887,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: Strata Unit/Townhouse -
 Conjoined



3/45 Brett St MURRUMBEENA 3163 (REI)

Agent Comments

2
 1
 2

Price: \$860,000
Method: Private Sale
Date: 21/07/2018
Rooms: -
Property Type: Unit