

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	11 Bute Street, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,0 00	&	\$900, 000

Median sale price

Median price	\$1,455,000	Ηοι	ıse X	Unit		Subu	b Murrumbeena
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

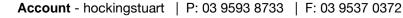
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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hockingstuart



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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)

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Price: \$900,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: -

Property Type: Unit

Land Size: 415 sqm approx

Agent Comments



363 Koornang Rd ORMOND 3204 (VG)

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Price: \$887,000 Method: Sale Date: 30/05/2018

Rooms: -

Property Type: Strata Unit/Townhouse -

Conjoined

Agent Comments

Agent Comments



3/45 Brett St MURRUMBEENA 3163 (REI)

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Price: \$860,000 Method: Private Sale Date: 21/07/2018

Rooms: -

Property Type: Unit

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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.

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