

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

1/759 North Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$990,000

&

\$1,050,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/10/2020

to

30/09/2021

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	384 Mckinnon Rd BENTLEIGH EAST 3165	\$1,050,000	08/11/2021
2	1/404 Koornang Rd CARNEGIE 3163	\$1,050,000	13/11/2021
3	13 Anarth St BENTLEIGH EAST 3165	\$960,000	04/11/2021

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:

29/11/2021 08:15



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



384 Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 08/11/2021

Property Type: Townhouse (Single)



1/404 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 292 sqm approx



13 Anarth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 04/11/2021

Property Type: Townhouse (Res)