

# 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

29 Brett 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,259,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2019

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	83 Kangaroo Rd HUGHESDALE 3166	\$1,075,000	26/10/2019
2	22 Simmonds St HUGHESDALE 3166	\$1,053,000	19/09/2019
3	25 Boronia St BENTLEIGH EAST 3165	\$945,000	14/09/2019

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:

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending December 2019: \$1,259,000



3 2 2

**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 520 sqm approx

**Agent Comments**

Ideal for those with grand residential ambitions who are searching for a sizeable block in a quiet and convenient Murrumbreena location, this sensational 3 bedroom, 2 bathroom original on 520sqm (approx.) awaits a modern makeover!

## Comparable Properties



**83 Kangaroo Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 511 sqm approx

**22 Simmonds St HUGHESDALE 3166 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,053,000

**Method:** Sale

**Date:** 19/09/2019

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**25 Boronia St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 600 sqm approx