

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

6 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2022

to

31/12/2022

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	8 Poplar Gr CARNEGIE 3163	\$2,300,000	17/08/2022
2	5 Mile End Rd CARNEGIE 3163	\$2,235,000	21/10/2022
3	215 Neerim Rd CARNEGIE 3163	\$2,122,000	03/12/2022

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:

31/01/2023 10:03



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Poplar Gr CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$2,300,000

Method: Sold Before Auction

Date: 17/08/2022

Property Type: House (Res)

Land Size: 680 sqm approx



5 Mile End Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$2,235,000

Method: Sold Before Auction

Date: 21/10/2022

Property Type: House (Res)

Land Size: 523 sqm approx



215 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$2,122,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)