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

88 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,697,500	Pro	operty Type	Hou	se		Suburb	Murrumbeena	
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Poath Rd MURRUMBEENA 3163	\$1,300,000	15/10/2022
2	25 Dundee Av CHADSTONE 3148	\$1,240,000	03/11/2022
3	80 Dallas Av HUGHESDALE 3166	\$1,220,000	20/08/2022

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:

28/11/2022 09:32









Property Type: House **Land Size:** 645 sqm approx Agent Comments George Katheklakis 9573 6100 0401 531 770 GeorgeKatheklakis@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending September 2022: \$1,697,500

Comparable Properties



9 Poath Rd MURRUMBEENA 3163 (REI)



Price: \$1,300,000 Method: Auction Sale Date: 15/10/2022 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,240,000 Method: Private Sale Date: 03/11/2022

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Property Type: House

80 Dallas Av HUGHESDALE 3166 (REI/VG)

25 Dundee Av CHADSTONE 3148 (REI)

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Agent Comments



Price: \$1,220,000 Method: Auction Sale Date: 20/08/2022 Property Type: House (Res) Land Size: 301 sqm approx

Account - Jellis Craig | P: 03 9593 4500



propertydata

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