

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 between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,697,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2021

to

30/09/2022

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	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



3 1 5

Property Type: House

Land Size: 645 sqm approx

Agent Comments

Comparable Properties



9 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)



25 Dundee Av CHADSTONE 3148 (REI)

Agent Comments

3 1 1

Price: \$1,240,000

Method: Private Sale

Date: 03/11/2022

Property Type: House



80 Dallas Av HUGHESDALE 3166 (REI/VG)

Agent Comments

3 2 1

Price: \$1,220,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Land Size: 301 sqm approx