

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

142 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,375,000 & \$1,450,000

Median sale price

Median price \$1,606,500 Property Type House 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	173 Neerim Rd CARNEGIE 3163	\$1,527,000	23/10/2021
2	238 Koornang Rd CARNEGIE 3163	\$1,460,000	07/06/2021
3	205 Murrumbeena Rd MURRUMBEENA 3163	\$1,450,000	16/10/2021

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:

22/11/2021 10:38



3 1 2

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,450,000

Median House Price

Year ending September 2021: \$1,606,500

Classic character and renovated modern function offer tremendous family appeal in this charming single level home set on a generous 557sqm approx. Beautifully light filled proportions include a stylishly renovated kitchen, alfresco deck and sunny rear garden, high ceilings, polished hardwood floors and original joinery, ducted heating, split cooling, garage/storage, OSP.

Comparable Properties



173 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

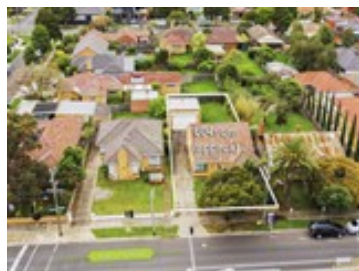
3 1 1

Price: \$1,527,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)



238 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,460,000

Method: Private Sale

Date: 07/06/2021

Property Type: House (Res)

Land Size: 604 sqm approx



205 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,450,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)