Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

1,1,100,100	Range between	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Murrumbeena
Period - From	01/01/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	36 Howe St MURRUMBEENA 3163	\$1,575,000	01/03/2025
2	3 Hooper St MURRUMBEENA 3163	\$1,440,000	22/09/2024
3			

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:	04/03/2025 10:29



Date of sale



Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2024: \$1,700,000



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Property Type: House Land Size: 653 sqm approx

Comparable Properties



36 Howe St MURRUMBEENA 3163 (REI)

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3 ₄

Price: \$1,575,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 597 sqm approx

Agent Comments



3 Hooper St MURRUMBEENA 3163 (REI/VG)

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Agent Comments

Price: \$1,440,000

Method: Sold After Auction

Date: 22/09/2024

Property Type: House (Res) **Land Size:** 628 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500





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