

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

44 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2022

to 31/03/2022

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	41a Oakleigh Rd CARNEGIE 3163	\$1,256,000	02/04/2022
2	8a Normanby St HUGHESDALE 3166	\$1,255,100	13/04/2022
3	9a Stewart St MURRUMBEENA 3163	\$1,170,000	23/03/2022

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:

22/06/2022 16:53



3 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,700,000

Comparable Properties



41a Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$1,256,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



8a Normanby St HUGHESDALE 3166 (REI)

Agent Comments

3 2 -

Price: \$1,255,100

Method: Private Sale

Date: 13/04/2022

Property Type: House

Land Size: 312 sqm approx



9a Stewart St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,170,000

Method: Sold Before Auction

Date: 23/03/2022

Property Type: House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088