

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

11b Strathearn Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,731,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2023

to

31/12/2023

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	33a Tranmere Av CARNEGIE 3163	\$1,835,000	21/02/2024
2	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024
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:

10/04/2024 21:05



4 3 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2023: \$1,731,000

Comparable Properties



33a Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$1,835,000

Method: Private Sale

Date: 21/02/2024

Property Type: Townhouse (Single)



5a York St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,820,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

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 | F: 03 9557 7604