

# 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

3 Second Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$920,000

&

\$1,000,000

### Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2019

to

30/09/2020

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	2 Matthew St CARNEGIE 3163	\$1,006,000	18/07/2020
2	2/27 Kangaroo Rd MURRUMBEENA 3163	\$1,001,000	29/05/2020
3	18 Arawatta St CARNEGIE 3163	\$900,000	30/05/2020

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:

12/10/2020 20:17



**Property Type:** House

**Land Size:** 450 sqm approx

Agent Comments

Engaging 2 bedroom Art Deco one of a pair giving you room to grow. A blank canvas, this solid brick gem features a delightful lounge (gas heater), 2 double bedrooms (main - BIRs), functional kitchen, sun filled meals area, modern bathroom & laundry (separate toilet). The east-facing rear garden has a rambling undercover paved area with charming garden beds. Enchanting with its period detail, this eye-opening opportunity has ducted heating, air cond & a garage. Parkside locale, metres to Murrumbeena station & Village cafes.

## Comparable Properties



**2 Matthew St CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 18/07/2020

**Rooms:** 3

**Property Type:** House (Res)



**2/27 Kangaroo Rd MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,001,000

**Method:** Sold Before Auction

**Date:** 29/05/2020

**Property Type:** Townhouse (Res)



**18 Arawatta St CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 30/05/2020

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 375 sqm approx