

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

26 Marma Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,875,000

&

\$1,975,000

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	1 Arcadia Av MALVERN EAST 3145	\$2,080,000	27/05/2020
2	12 Bushbury Ct HUGHESDALE 3166	\$1,900,000	27/07/2020
3	8 Gnarwyn Rd CARNEGIE 3163	\$1,865,000	28/10/2020

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:

13/11/2020 15:26



Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price

\$1,875,000 - \$1,975,000

Median House Price

Year ending September 2020: \$1,416,000

A spectacular complete renovation has utterly transformed this area original into a magnificent four-bedroom three-bathroom contemporary home near Murrumbeena Park. Includes formal, family and teen living, indoor/outdoor entertaining, home office, superb Bosch kitchen, downstairs main bedroom suite, landscaped garden, remote double garage and secure trailer/boat parking.

Comparable Properties



1 Arcadia Av MALVERN EAST 3145 (VG)

Agent Comments



Price: \$2,080,000
Method: Sale
Date: 27/05/2020
Property Type: House (Res)
Land Size: 622 sqm approx



12 Bushbury Ct HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 27/07/2020
Property Type: House
Land Size: 578 sqm approx



8 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,865,000
Method: Private Sale
Date: 28/10/2020
Property Type: House
Land Size: 574 sqm approx