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

14a Brett Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,595,000					
Median sale p	rice									
Median price	\$1,515,000	Pro	operty Type	Ηοι	ISE		Suburb	Murrumbeena		
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12a Grandview Gr CARNEGIE 3163	\$1,585,000	27/03/2021
2	123 Leila Rd CARNEGIE 3163	\$1,550,000	13/05/2021
3	10A Clements St BENTLEIGH EAST 3165	\$1,455,000	13/08/2021

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.

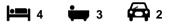
This Statement of Information was prepared on:

22/09/2021 15:48





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



Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 **Median House Price** Year ending June 2021: \$1,515,000

Comparable Properties



12a Grandview Gr CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$1,585,000 Method: Auction Sale Date: 27/03/2021 Property Type: Townhouse (Res)



123 Leila Rd CARNEGIE 3163 (REI/VG)

2

Agent Comments



Method: Auction Sale Date: 13/05/2021 Property Type: Townhouse (Single) Land Size: 298 sqm approx



10A Clements St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,455,000 Method: Sold Before Auction Date: 13/08/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 343 sqm approx

Account - Jellis Craig | P: 03 9593 4500



propertydata

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