

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$1,515,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2020

to

30/06/2021

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	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

14a Brett Street, Murrumbeena Vic 3163

**Jellis  
Craig**

Myron Ching

9573 6100

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**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median House Price**

Year ending June 2021: \$1,515,000

 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**12a Grandview Gr CARNEGIE 3163 (REI/VG)**

Agent Comments

 4  3  1

**Price:** \$1,585,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)



**123 Leila Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,550,000

**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

 2  2  2

**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



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