## 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

17 Strathearn Avenue, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,500,000		&		\$1,600,000			
Median sale price								
Median price	\$1,845,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Moorookyle Av HUGHESDALE 3166	\$1,565,000	14/09/2024
2	4 Thomson Av MURRUMBEENA 3163	\$1,580,000	31/08/2024
3	54 Marlborough St BENTLEIGH EAST 3165	\$1,600,000	19/08/2024

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:

29/01/2025 10:52





Nick Renna

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**Property Type:** House (Res) **Land Size:** 639 sqm approx Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price December quarter 2024: \$1,845,000

# **Comparable Properties**

	1 Moorookyle Av HUGHESDALE 3166 (REI/VG)   3 1   Price: \$1,565,000   Method: Auction Sale   Date: 14/09/2024   Property Type: House (Res)   Land Size: 801 sqm approx	Agent Comments
	4 Thomson Av MURRUMBEENA 3163 (REI/VG) 2 1 2 2 Price: \$1,580,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments
SOLD buxton	54 Marlborough St BENTLEIGH EAST 3165 (REI) 3 1 2 Price: \$1,600,000 Method: Private Sale Date: 19/08/2024 Property Type: House	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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