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

Gebrard Gebrard Gebrard Gebrard Gebrard Gebrard Gebrard Gebrard



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.