

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

5 Margaretta Avenue, Murrumbeena, VIC 3163

Indicative selling price

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

Single price

or range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,405,000

Property type

House

Suburb

MURRUMBEENA

Period - From

06/12/2020

to

04/06/2021

Source

CoreLogic

Comparable property sales

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 11 Waratah Street Bentleigh East	\$1,560,000	01/05/2021
2 38 Willesden Road Hughesdale	\$1,555,000	30/04/2021
3 32 Malane Street Bentleigh East	\$1,530,000	21/02/2021

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:

04/06/2021