## 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

153 Murrumbeena Road, 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	\$1,623,500	Pro	Property Type H		House		Suburb	Murrumbeena	
Period - From	01/01/2021	to	31/03/2021		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 sixmonths 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	313 Poath Rd MURRUMBEENA 3163	\$1,610,000	20/05/2021
2	80 Lyons St CARNEGIE 3163	\$1,651,000	08/05/2021
3			

OR

**B**<sup>\*</sup> 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:

15/06/2021 11:09





Jelis Cele



**Property Type:** House Land Size: 664 sqm approx Agent Comments Mark Staples 9573 6100 0411 527 174 markstaples@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2021: \$1,623,500

A forever home of gracious proportions, irresistible elegance and easy modern function, this magnificent Art Deco residence provides generous 4 bedroom 2 bathroom accommodation on a sunny corner with Frogmore Road. Surrounded by landscaped gardens, its impeccable spaces are ideally positioned for long term family success with schools, shopping precincts, transport and popular parks all available nearby.

# **Comparable Properties**

313 Poath Rd MURRUMBEENA 3163 (REI)   Image: 3 Image: 3   Price: \$1,610,000   Method: Sold Before Auction   Date: 20/05/2021   Property Type: House (Res)   Land Size: 557 sqm approx	Agent Comments
80 Lyons St CARNEGIE 3163 (REI) 4 2 2 2 Price: \$1,651,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res)	Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500



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.