

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 between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,623,500

Property Type House

Suburb Murrumbeena

Period - From 01/01/2021

to 31/03/2021

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	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* 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



4 2 3

Property Type: House

Land Size: 664 sqm approx

Agent Comments

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)

Agent Comments

3 3 3

Price: \$1,610,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: House (Res)

Land Size: 557 sqm approx



80 Lyons St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,651,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

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.