

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

2/1B Bute Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,259,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2019

to 31/12/2019

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	1/2 Railway Rd CARNEGIE 3163	\$891,000	16/11/2019
2	4/299 Koornang Rd CARNEGIE 3163	\$885,500	02/11/2019
3	1/9 Ardyne St MURRUMBEENA 3163	\$852,000	07/12/2019

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:

26/03/2020 10:10



2 1 1

Property Type: House
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending December 2019: \$1,259,000

Independently set on its own Title, this stylish street front home positively sparkles with bright natural light, elegant modern finishes and gorgeous garden outlooks. A rare stand-alone entry or downsize asset, irresistible spaces include generous open living areas, alfresco entertaining, contemporary kitchen, OSP. Walk to local cafes, wine bars, trains and Chadstone Shopping Centre.

Comparable Properties



1/2 Railway Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$891,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 4
Property Type: Unit



4/299 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$885,500
Method: Private Sale
Date: 02/11/2019
Property Type: Unit



1/9 Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 2 2

Price: \$852,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Unit