

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 21 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Single Price \$1,030,000

Median sale price

Median price \$1,362,500 House X Unit Suburb Murrumbeena

Period - From 01/01/2018 to 31/12/2018 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	10 Crosbie Rd MURRUMBEENA 3163	\$1,170,000	04/10/2018
2	36 Howe St MURRUMBEENA 3163	\$1,150,000	31/10/2018
3	21 Doris St MURRUMBEENA 3163	\$1,015,750	01/12/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



10 Crosbie Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 663 sqm approx



36 Howe St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 31/10/2018

Rooms: -

Property Type: House



21 Doris St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,015,750

Method: Sold Before Auction

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 630 sqm approx