

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

14 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,336,250

Property Type House

Suburb Murrumbeena

Period - From 01/04/2019

to 31/03/2020

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	44 Murrumbeena Cr MURRUMBEENA 3163	\$1,286,000	22/02/2020
2	26 Leura St MURRUMBEENA 3163	\$1,258,000	25/03/2020
3	2 Noora Av BENTLEIGH EAST 3165	\$1,150,000	21/03/2020

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:

27/05/2020 19:15

**Property Type:** House**Land Size:** 613m2 sqm approx

Agent Comments

Built by the current family in 1952, this red brick 3 bedroom single level family home has the right bones, the right position and the right classic features to be the canvas for a spectacular renovation. Enjoying mid-century qualities like original floorboards, warm timber detail, high ceilings, etched glass windows, a cast iron bath and an OFP, it's on 613sqm approx. giving it potential to also redevelop (STCA). Well appointed, it comes with ducted heating, ceiling fans, solar panels, instant hot water, a water tank & a garage. One street from Duncan Mackinnon Reserve & bus.

Comparable Properties

**44 Murrumbreena Cr MURRUMBEENA 3163 (REI/VG)**

Agent Comments

**Price:** \$1,286,000**Method:** Auction Sale**Date:** 22/02/2020**Property Type:** House (Res)**Land Size:** 590 sqm approx**26 Leura St MURRUMBEENA 3163 (REI)**

Agent Comments

**Price:** \$1,258,000**Method:** Auction Sale**Date:** 25/03/2020**Rooms:** 4**Property Type:** House (Res)**Land Size:** 573 sqm approx**2 Noora Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

**Price:** \$1,150,000**Method:** Auction Sale**Date:** 21/03/2020**Property Type:** House (Res)**Land Size:** 610 sqm approx