

# 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

13 Katrina Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,975,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2021

to

31/12/2021

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	10 Adams St MURRUMBEENA 3163	\$1,980,000	03/11/2021
2	3 Coling Av CARNEGIE 3163	\$1,860,000	13/11/2021
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:

22/03/2022 12:14



4 2 2

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,975,000

**Median House Price**

December quarter 2021: \$1,775,000

## Comparable Properties



**10 Adams St MURRUMBEENA 3163 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$1,980,000

**Method:** Private Sale

**Date:** 03/11/2021

**Property Type:** House

**Land Size:** 695 sqm approx



**3 Coling Av CARNEGIE 3163 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 568 sqm approx

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.