# 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

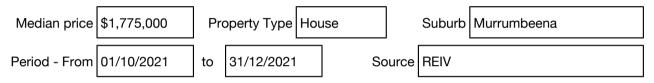
13 Katrina Avenue, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	ting	
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Single price \$1,975,000

#### Median sale price



## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



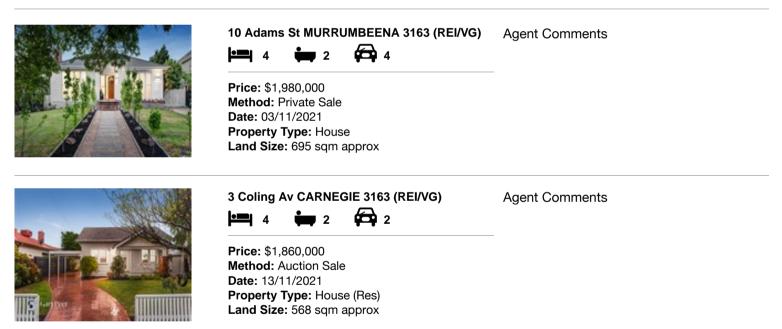






**Property Type:** House (Res) **Land Size:** 670 sqm approx Agent Comments Indicative Selling Price \$1,975,000 Median House Price December quarter 2021: \$1,775,000

# **Comparable Properties**



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.

Account - Jellis Craig | P: 03 9593 4500





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