## 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

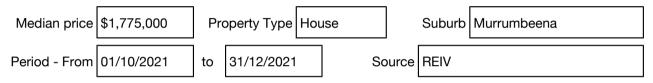
5 Churchill Close, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	
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Single price \$1,710,000

#### 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.

Address of comparable property Pri			Date of sale
1	3 Churchill CI MURRUMBEENA 3163	\$1,775,000	28/10/2021
2	74b Miller St CARNEGIE 3163	\$1,740,000	19/01/2022
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:

22/02/2022 20:54





Kon Galitos



**Property Type:** House (Res) Agent Comments 9593 4500 0414 902 680 kongalitos@jelliscraig.com.au

Indicative Selling Price \$1,710,000 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 | F: 03 9557 7604





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