

# 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

54 Ardyne Street, Murrumbeena Vic 3163

### Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

### Median sale price

Median price \$1,174,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2018

to 30/09/2019

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	24 Buckley St CARNEGIE 3163	\$1,175,000	22/06/2019
2	88 Truganini Rd CARNEGIE 3163	\$1,160,000	19/10/2019
3	42 Omama Rd MURRUMBEENA 3163	\$1,120,000	10/07/2019

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:

20/11/2019 17:28



3 1 2

**Property Type:** Semi-detached

**Land Size:** 540 sqm approx

Agent Comments

On the market for the first time in decades, this much-loved solid-brick home is bursting with warmth & opportunity. Distinguished by classic period charm with alluring modern flair, its clever floorplan includes 2 spacious bedrooms internally and studio/3rd bedroom fully detached from property. A convenient kitchen, with quality appliances & ample bench & cupboard space flows through to a cavernous dining domain that spills onto a stunning leafy outlook. This sensational residence has bars, baristas, shopping and dining destinations within moments, Murrumbeena station within minutes

## Comparable Properties



**24 Buckley St CARNEGIE 3163 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

**88 Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



**42 Omama Rd MURRUMBEENA 3163 (REI/VG)** Agent Comments

3 2 1

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 10/07/2019

**Rooms:** 5

**Property Type:** House - Semi-detached

**Land Size:** 396 sqm approx