## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	7 Velra Avenue, Murrumbeena Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,675,000

#### Median sale price

Median price	\$1,795,000	Pro	perty Type	House		Suburb	Murrumbeena
Period - From	23/03/2023	to	22/03/2024		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

1	22 Taunton Av OAKLEIGH SOUTH 3167	\$1,751,000	24/02/2024
2	8 Hunter St CARNEGIE 3163	\$1,715,000	24/02/2024
3	33 Deakin St BENTLEIGH EAST 3165	\$1,650,000	17/02/2024

#### 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:	23/03/2024 16:31



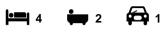
Date of sale



**Andrew James** 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

**Indicative Selling Price** \$1,675,000 **Median House Price** 23/03/2023 - 22/03/2024: \$1,795,000





Property Type: House **Agent Comments** 

# Comparable Properties



22 Taunton Av OAKLEIGH SOUTH 3167 (REI)

Price: \$1,751,000 Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res) Land Size: 618 sqm approx

8 Hunter St CARNEGIE 3163 (REI)



Price: \$1,715,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



33 Deakin St BENTLEIGH EAST 3165 (REI)

Price: \$1,650,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 637 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



