

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

17 Murrumbeena Crescent, Murrumbeena Vic 3163

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

\$1,606,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2020

to

30/09/2021

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	37 Murrumbeena Cr MURRUMBEENA 3163	\$1,705,000	27/08/2021
2	80 Lyons St CARNEGIE 3163	\$1,651,000	08/05/2021
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:

27/10/2021 14:13

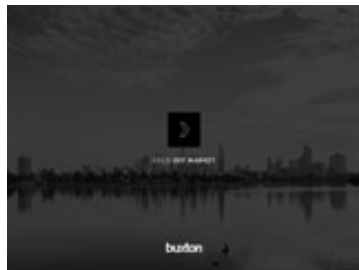


Property Type: House

Land Size: 619 sqm approx

Agent Comments

Comparable Properties



37 Murrumbeena Cr MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,705,000

Method: Sold Before Auction

Date: 27/08/2021

Property Type: House



80 Lyons St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,651,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

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.