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

56B Wallace Avenue, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,617,500	Pro	operty Type	Hou	se		Suburb	Murrumbeena	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	123 Leila Rd CARNEGIE 3163	\$1,550,000	13/05/2021
2	126 Marlborough St BENTLEIGH EAST 3165	\$1,520,000	08/05/2021
3	10 Warina Rd CARNEGIE 3163	\$1,500,000	11/09/2021

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:

21/09/2021 11:35







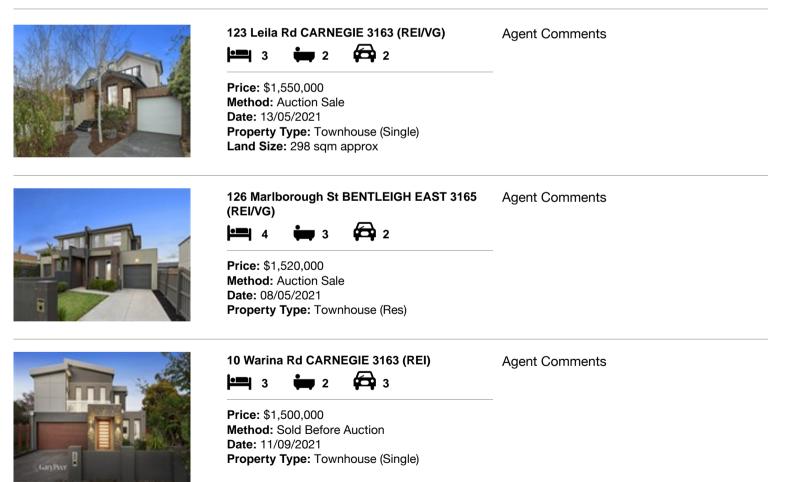


Property Type: Townhouse (Res) **Land Size:** 302 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2021: \$1,617,500

Stunning 4 bedroom + study 3.5 bathroom family town residence. Brilliant with light and enjoying a tropical landscape, this resort-style haven enjoys a beautiful atrium style entry, 2 bedroom suites (BIRs/WIR & ensuites), a chef inspired stone kitchen (WI pantry), an impressive living & dining area opening to 2 fabulous alfresco areas and an upstairs retreat. Flawless with European Oak floors, it has ducted heating/air cond, security & an auto garage. McKinnon Secondary College zone, walk to Duncan MacKinnon Reserve & schools.

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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