

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 between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,617,500 Property Type House Suburb Murrumbeena

Period - From 01/04/2021 to 30/06/2021 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	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



4 3 2

Property Type: Townhouse (Res)

Land Size: 302 sqm approx

Agent Comments

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



123 Leila Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 13/05/2021

Property Type: Townhouse (Single)

Land Size: 298 sqm approx



126 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,520,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



10 Warina Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 3

Price: \$1,500,000

Method: Sold Before Auction

Date: 11/09/2021

Property Type: Townhouse (Single)