

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

4b Wallace Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,321,500 Property Type Townhouse Suburb Murrumbeena

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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	151a Oakleigh Rd CARNEGIE 3163	\$1,980,000	09/10/2024
2			
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: 28/01/2025 10:26



Property Type: Townhouse

Land Size: 355 sqm approx

Agent Comments

Comparable Properties

151a Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,980,000

Method: Private Sale

Date: 09/10/2024

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

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.