

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

1/10 Wahroonga Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,175,000

&

\$1,275,000

Median sale price

Median price \$1,174,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2018

to 30/09/2019

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	2/55 Poath Rd MURRUMBEENA 3163	\$1,250,000	25/08/2019
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:

18/11/2019 12:44



3 2 2

Property Type: Townhouse

Agent Comments

For busy modern people, nothing could be finer than this builder's own home on a low maintenance parcel just minutes from train, schools, shops and Boyd Park. Completely independent on its own Title with two living areas, large family kitchen with quality appliances, gas ducted heating and refrigerated air conditioning, ducted vacuum, extensive under house storage and workshop with remote double garage.

Comparable Properties



2/55 Poath Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

3 2 1

Price: \$1,250,000

Method: Auction Sale

Date: 25/08/2019

Property Type: Townhouse (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.