## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/9 Toward Street, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$250,000		&		\$275,000					
Median sale p	rice									
Median price	\$543,750	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	01/01/2019	to	31/12/2019		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.

Add	dress of comparable property	Price	Date of sale
1	3/18 Bute St MURRUMBEENA 3163	\$285,250	12/12/2019
2	8/36 Woornack Rd CARNEGIE 3163	\$277,500	22/08/2019
3	8/20 Strathearn Av MURRUMBEENA 3163	\$270,500	26/09/2019

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:

04/02/2020 16:57





Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au





Rooms: 2 Property Type: Apartment Land Size: 38 internally sqm approx Agent Comments Indicative Selling Price \$250,000 - \$275,000 Median Unit Price Year ending December 2019: \$543,750

Excellent entry-level apartment, renovated to suit today's modern living as a home or low-fuss investment. Built in the 60's this solid brick beauty enjoys a sunny northerly aspect, modern kitchen including front loader washer/dryer + extra storage, bedroom with BIR and en suite. Justa short walk to Murrumbeena station, cafes plus a plethora of parks and just a station or two from Monash University, Chadstone, Carnegie and Oakleigh Shopping. Carport on title. Excellent tenant paying \$280pw (\$1217pcm) on a lease to 17th April. Keep the tenant or purchase with vacant possession!

# **Comparable Properties**



3/18 Bute St MURRUMBEENA 3163 (REI)



Price: \$285,250 Method: Sold Before Auction Date: 12/12/2019 Rooms: 2 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$277,500 Method: Sold Before Auction Date: 22/08/2019 Rooms: 2 Property Type: Apartment



8/20 Strathearn Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$270,500 Method: Private Sale Date: 26/09/2019 Rooms: 2 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.