

# 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

5 Belvoir Court, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,280,000

&

\$1,380,000

### Median sale price

Median price \$1,530,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2022

to 31/12/2022

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	9 Moorookyle Av HUGHESDALE 3166	\$1,350,000	26/11/2022
2	631 North Rd ORMOND 3204	\$1,350,000	17/09/2022
3	88 Kangaroo Rd MURRUMBEENA 3163	\$1,300,000	08/12/2022

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:

06/03/2023 16:34



3   1   2

**Property Type:** House

Agent Comments

## Comparable Properties



**9 Moorookyle Av HUGHESDALE 3166 (REI/VG)** Agent Comments

4   1   2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**631 North Rd ORMOND 3204 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 618 sqm approx



**88 Kangaroo Rd MURRUMBEENA 3163 (REI)**

Agent Comments

3   1   5

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 08/12/2022

**Property Type:** House (Res)

**Land Size:** 645 sqm approx