

# 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

2/29-31 Howe Street, Murrumbeena Vic 3163

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$1,623,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/03/2021

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	150a Mackie Rd BENTLEIGH EAST 3165	\$1,365,000	12/06/2021
2	2B First Av MURRUMBEENA 3163	\$1,380,000	01/05/2021
3	67b Wornack Rd CARNEGIE 3163	\$1,470,000	03/03/2021

**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:

28/06/2021 10:51



**Property Type:** Townhouse  
(Single)

Agent Comments

A premier home of timeless warmth with glorious park views makes this superb 3 bedroom + study 2.5 bathroom rear town residence one of the finest. Enjoying the warmth of beautifully crafted timber windows and solid timber floors throughout, this sun filled abode enjoys a welcoming entry, a relaxing lounge with lovely northern light, adjoining dining and family areas with granite kitchen (Neff appliances), a downstairs main bedroom (WIR & ensuite), guest powder room and family size laundry. Upstairs is perfect for the next generation with 2 spacious bedrooms (BIRs), a sun-filled study/retreat with grand-stand views of Murrumbeena Park, a porcelain tiled bathroom and separate toilet.

## Comparable Properties



**150a Mackie Rd BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 12/06/2021  
**Property Type:** Townhouse (Res)

**2B First Av MURRUMBEENA 3163 (REI)** Agent Comments



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 221 sqm approx



**67b Wornack Rd CARNEGIE 3163 (VG)** Agent Comments



**Price:** \$1,470,000  
**Method:** Sale  
**Date:** 03/03/2021  
**Property Type:** Strata Unit/Townhouse -  
 Conjoined