# 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 Weeroona Road, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$790,000		&		\$850,000					
Median sale p	rice									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	01/10/2020	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/32 Hobart Rd MURRUMBEENA 3163	\$938,000	10/11/2021
2	1/3 Canterbury St HUGHESDALE 3166	\$851,000	13/08/2021
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:

12/11/2021 17:14









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median Unit Price Year ending September 2021: \$580,000

Stylishly renovated 2 bedroom freestanding villa, metres to Boyd Park, featuring a brilliant open plan entertaining area with seamless stone kitchen (integrated fridge/freezer, dishwasher), 2 relaxing bedrooms (BIRs), an on-trend bathroom, sleek powder room & a north facing alfresco deck (bench seating). Designed for peaceful enjoyment, it's comfortable with Tasmanian Oak floors, ducted heating, R/C air cond & a secure open garage. Opposite Murrumbeena Primary School, walk to parks, Chadstone, transport & Murrumbeena Village.

# **Comparable Properties**



2/32 Hobart Rd MURRUMBEENA 3163 (REI)



Price: \$938,000 Method: Auction Sale Date: 10/11/2021 Property Type: Townhouse (Single) Agent Comments

Agent Comments

R

1/3 Canterbury St HUGHESDALE 3166 (REI/VG)



Price: \$851,000 Method: Sold Before Auction Date: 13/08/2021 Property Type: Unit

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.

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