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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.