

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

2C Looker Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,170,000

Property Type Townhouse

Suburb Murrumbeena

Period - From 12/07/2021

to 11/07/2022

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	9/33 Howe St, Murrumbeena, Vic 3163, Australia	\$1,225,000	21/03/2022
2	1/6 Wilson St MURRUMBEENA 3163	\$1,160,000	09/04/2022
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:

12/07/2022 13:15



3 2 2

Property Type: Townhouse (Res)

Land Size: 0 sqm approx

Agent Comments

Comparable Properties

**9/33 Howe St, Murrumbeena, Vic 3163,
Australia (REI)**

Agent Comments

3 - -

Price: \$1,225,000

Method:

Date: 21/03/2022

Property Type: Townhouse (Single)



1/6 Wilson St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,160,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)

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.