## 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

1/13 Toward Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$770,000					
Median sale pi	rice									
Median price	\$1,272,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena		
Period - From	01/01/2020	to	31/03/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/46 Capon St MALVERN EAST 3145	\$770,000	21/03/2020
2	3/172 Kangaroo Rd HUGHESDALE 3166	\$756,000	14/12/2019
3	3/14 St Huberts Rd CARNEGIE 3163	\$675,000	23/05/2020

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:

28/05/2020 10:52









**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2020: \$1,272,000

# **Comparable Properties**



1/46 Capon St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$770,000 Method: Auction Sale Date: 21/03/2020 Rooms: 3 Property Type: Townhouse (Res) Land Size: 201 sqm approx

Agent Comments

Agent Comments



3/172 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Price: \$756,000 Method: Auction Sale Date: 14/12/2019 Rooms: 3 Property Type: Townhouse (Res)



3/14 St Huberts Rd CARNEGIE 3163 (REI)



Price: \$675,000 Method: Private Sale Date: 23/05/2020 Rooms: 3 Property Type: Townhouse (Single)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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.