

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 between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,272,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/01/2020

to

31/03/2020

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 | 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



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



Price: \$756,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Townhouse (Res)



3/14 St Huberts Rd CARNEGIE 3163 (REI) Agent Comments



Price: \$675,000

Method: Private Sale

Date: 23/05/2020

Rooms: 3

Property Type: Townhouse (Single)