

# 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

35 Lindsay Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000 & \$2,150,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Murrumbeena

Period - From 12/04/2022

to 11/04/2023

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	27 Berrima Av MALVERN EAST 3145	\$2,210,000	25/02/2023
2	240 Tucker Rd MCKINNON 3204	\$2,200,000	01/04/2023
3	4 Kinrade St HUGHESDALE 3166	\$2,175,000	18/03/2023

**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:

12/04/2023 10:17

35 Lindsay Avenue, Murrumbidgee Vic 3163

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$2,050,000 - \$2,150,000

**Median House Price**

12/04/2022 - 11/04/2023: \$1,565,000



4 3 3

**Property Type:** House

**Land Size:** 609 sqm approx

**Agent Comments**

## Comparable Properties



**27 Berrima Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,210,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**240 Tucker Rd MCKINNON 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**4 Kinrade St HUGHESDALE 3166 (REI)**

**Agent Comments**

5 4 2

**Price:** \$2,175,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 712 sqm approx

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



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