



Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 627 sqm

[Agent Comments](#)

An absolute delight in this pretty period lined leafy street, this captivating Spanish Mission style 3 bedroom period home on 624sqm approx gives you loads of space to move, featuring lovely original detail, a gorgeous lounge (OFP), superb dining room, heritage style kitchen & a generous north facing rear garden with bungalow. Footsteps to Hughesdale station & cafes.

Comparable Properties



52 Wallace Av MURRUMBEENA 3163 (REI)

[Agent Comments](#)



Price: \$1,416,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 3

Property Type: House (Res)

Land Size: 610 sqm



34 Hunter St CARNEGIE 3163 (REI)

[Agent Comments](#)



Price: \$1,390,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 585 sqm



2 Thomson Av MURRUMBEENA 3163 (REI)

[Agent Comments](#)



Price: \$1,325,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 640 sqm

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

12 Lydson Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,365,000

House

X

Suburb

Murrumbeena

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
52 Wallace Av MURRUMBEENA 3163	\$1,416,000	22/04/2017
34 Hunter St CARNEGIE 3163	\$1,390,000	20/05/2017
2 Thomson Av MURRUMBEENA 3163	\$1,325,000	25/03/2017