## hockingstuart

Peter Dragic 03 9569 3666 0432 151 700 pdragic@hockingstuart.com.au

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** 

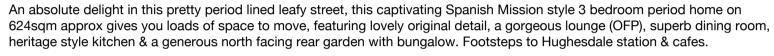
Year ending March 2017: \$1,365,000



Rooms: 4

**Property Type:** House (Previously

Occupied - Detached) Land Size: 627 sqm **Agent Comments** 



### Comparable Properties



52 Wallace Av MURRUMBEENA 3163 (REI)



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)

**=**3





Price: \$1,390,000 Method: Auction Sale Date: 20/05/2017 Rooms: 6

Property Type: House (Res) Land Size: 585 sqm

**≗=** 3



2 Thomson Av MURRUMBEENA 3163 (REI)

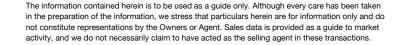
Price: \$1,325,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4

Property Type: House (Res) Land Size: 640 sqm

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Generated: 24/05/2017 11:05

**Agent Comments** 

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#### 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	Н	ouse X	Su	burb	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



