

# 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

249 Murrumbeena Road, Murrumbeena Vic 3163

### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Murrumbeena

Period - From 21/03/2022 to 20/03/2023 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	7 Florence St ORMOND 3204	\$1,735,000	04/03/2023
2	4 Morgan St CARNEGIE 3163	\$1,680,000	13/03/2023
3	2 Shepparson Av CARNEGIE 3163	\$1,642,000	12/11/2022

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:

21/03/2023 12:05

249 Murrumbeena Road, Murrumbeena Vic 3163

**Jellis  
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

21/03/2022 - 20/03/2023: \$1,650,000



 3  2  3

**Property Type:** House

**Land Size:** 639 sqm approx

**Agent Comments**

## Comparable Properties



**7 Florence St ORMOND 3204 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,735,000

**Method:** Private Sale

**Date:** 04/03/2023

**Property Type:** House

**Land Size:** 567 sqm approx



**4 Morgan St CARNEGIE 3163 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 13/03/2023

**Property Type:** House

**Land Size:** 613 sqm approx



**2 Shepparson Av CARNEGIE 3163 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,642,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9593 4500



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