

# 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

3 Second Avenue, 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2022

to

31/12/2022

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 Hethersett Gr CARNEGIE 3163	\$1,075,000	03/12/2022
2	1/48 Elimatta Rd CARNEGIE 3163	\$1,024,000	18/02/2023
3	1315 Glen Huntly Rd CARNEGIE 3163	\$995,000	19/11/2022

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:

21/02/2023 09:53



2 1 3

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**7 Hethersett Gr CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 03/12/2022

**Property Type:** House (Res)

**Land Size:** 453 sqm approx



**1/48 Elimatta Rd CARNEGIE 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$1,024,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 374 sqm approx



**1315 Glen Huntly Rd CARNEGIE 3163 (REI/VG)** Agent Comments

3 1 2

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** House (Res)

**Land Size:** 380 sqm approx