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										
Range betweer	\$950,000		&		\$1,045,000					
Median sale p	rice									
Median price	\$1,530,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena		
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress 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









Property Type: House (Res) Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2022: \$1,530,000

Comparable Properties



7 Hethersett Gr CARNEGIE 3163 (REI/VG)



Price: \$1,075,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 453 sqm approx Agent Comments

Agent Comments



1 2 **1 1**

1/48 Elimatta Rd CARNEGIE 3163 (REI)

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



Price: \$995,000 Method: Auction Sale Date: 19/11/2022 Property Type: House (Res) Land Size: 380 sqm approx

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





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