

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

7 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,687,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2021

to

31/03/2022

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	16 Katrina Av MURRUMBEENA 3163	\$1,520,000	12/03/2022
2	13 Porter Rd CARNEGIE 3163	\$1,495,000	04/03/2022
3			

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:

30/05/2022 16:17

7 Kangaroo Road, Murrumbeena Vic 3163

**Jellis
Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2022: \$1,687,500



Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



16 Katrina Av MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 12/03/2022

Property Type: House

Land Size: 603 sqm approx



13 Porter Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$1,495,000

Method: Private Sale

Date: 04/03/2022

Property Type: House

Land Size: 615 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.