Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 2/3 Ardyne Street, Murrumbeena Vic 3163 | • |
|----------------------|---|---|
| Including suburb and | | |
| nostcode | | |

Including suburb and postcode

Indicative selling price

Property offered for sale

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

Single price \$1,080,000

Median sale price

| Median price | \$1,580,000 | Pro | perty Type | House | | Suburb | Murrumbeena |
|---------------|-------------|-----|------------|-------|--------|--------|-------------|
| Period - From | 01/01/2022 | 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 sixmonths 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 45a Kangaroo Rd MURRUMBEENA 3163 \$1,025,000 16/03/2023 2 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: | 29/03/2023 09:38 |
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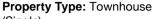




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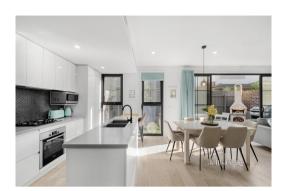
> **Indicative Selling Price** \$1,080,000 **Median House Price**

Year ending December 2022: \$1,580,000



(Single)

Agent Comments



Comparable Properties

45a Kangaroo Rd MURRUMBEENA 3163 (REI) Agent Comments **--** 3

Price: \$1,025,000 Method: Private Sale

Property Type: Townhouse (Single)

Date: 16/03/2023

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.



