

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

2/3 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Property 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 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	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

2/3 Ardyne Street, Murrumbreena Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$1,080,000

Median House Price

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



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



45a Kangaroo Rd MURRUMBEENA 3163 (REI) Agent Comments

 3  2  2

Price: \$1,025,000

Method: Private Sale

Date: 16/03/2023

Property Type: Townhouse (Single)

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



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