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

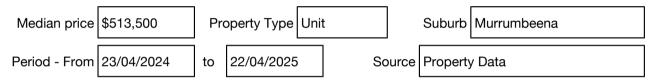
11/20 Strathearn Avenue, Murrumbeena Vic 3163

Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$280,000

Median sale price



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.

Add	lress of comparable property	Price	Date of sale
1	12/68 Woornack Rd CARNEGIE 3163	\$280,000	04/12/2024
2	3/144 Oakleigh Rd CARNEGIE 3163	\$285,000	11/02/2025
3	3/190 Murrumbeena Rd MURRUMBEENA 3163	\$315,000	17/01/2025

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:

23/04/2025 11:42









Property Type: Apartment Agent Comments Indicative Selling Price \$280,000 Median Unit Price 23/04/2024 - 22/04/2025: \$513,500

Agent Comments

Agent Comments

Comparable Properties



Price: \$280,000 Method: Sale Date: 04/12/2024 Property Type: Strata Unit/Flat



3/144 Oakleigh Rd CARNEGIE 3163 (REI/VG)



Price: \$285,000 Method: Private Sale Date: 11/02/2025 Property Type: Apartment



3/190 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

Price: \$315,000 Method: Private Sale Date: 17/01/2025 Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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