

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

1/33 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$587,500 Property Type Unit Suburb Murrumbeena

Period - From 01/04/2023 to 31/03/2024 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 | 2/281 Koornang Rd CARNEGIE 3163 | \$815,000 | 17/03/2024 |
| 2 | 2a St Georges Av BENTLEIGH EAST 3165 | \$779,000 | 20/01/2024 |
| 3 | 4/15-17 Kangaroo Rd MURRUMBEENA 3163 | \$750,000 | 07/12/2023 |

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:

15/05/2024 09:58



Rooms: 4
Property Type: Flat
Land Size: 219.858 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median Unit Price
 Year ending March 2024: \$587,500

Comparable Properties



2/281 Koornang Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$815,000
Method: Sale
Date: 17/03/2024
Property Type: Flat/Unit/Apartment (Res)



2a St Georges Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$779,000
Method: Private Sale
Date: 20/01/2024
Property Type: Unit



4/15-17 Kangaroo Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 07/12/2023
Property Type: Unit

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