

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

1/5 HOWE STREET MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

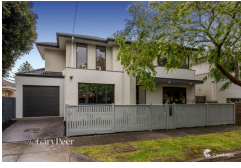
Date of sale

2A BELVOIR COURT MURRUMBEENA VIC 3163	\$1,465,000	02-Dec-23
1/8 SKIPTON ROAD HUGHESDALE VIC 3166	\$1,480,000	09-Sep-23

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 6 months.

This Statement of Information was prepared on: 15 December 2023

**2A BELVOIR COURT
MURRUMBEENA VIC 3163**4  3  2 Sold Price ^{RS} **\$1,465,000** Sold Date **02-Dec-23**Distance **0.8km****1/8 SKIPTON ROAD HUGHESDALE
VIC 3166**4  3  2 Sold Price ^{RS} **\$1,480,000** Sold Date **09-Sep-23**Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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