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 Thaxted Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale pr	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena
Period - From	26/03/2023	to	25/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/17 Birdwood St BENTLEIGH EAST 3165	\$850,000	24/01/2024
2	209/3 Elliott Av CARNEGIE 3163	\$845,000	11/12/2023
3	2/1-3 Freda St HUGHESDALE 3166	\$715,000	24/10/2023

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:

26/03/2024 16:11







Rooms: 5 Property Type: House Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price 26/03/2023 - 25/03/2024: \$1,750,000

Comparable Properties



3/17 Birdwood St BENTLEIGH EAST 3165 (VG) Agent Comments



Price: \$850,000 Method: Sale Date: 24/01/2024 Property Type: Flat/Unit/Apartment (Res)

209/3 Elliott Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$845,000 Method: Sale Date: 11/12/2023 Property Type: Strata Unit/Flat



2/1-3 Freda St HUGHESDALE 3166 (REI)



Agent Comments

Price: \$715,000 Method: Sold Before Auction Date: 24/10/2023 Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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