

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 consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Murrumbeena

Period - From 26/03/2023 to 25/03/2024 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	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