## 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

11B Strathearn Avenue, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,731,000	Pro	operty Type	Hou	ise		Suburb	Murrumbeena	
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	8a Lilac St BENTLEIGH EAST 3165	\$1,870,000	28/09/2023
2	88a Tambet St BENTLEIGH EAST 3165	\$1,800,000	04/12/2023
3	7b Bevis St BENTLEIGH EAST 3165	\$1,750,000	10/02/2024

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:

12/03/2024 17:01









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending December 2023: \$1,731,000

# **Comparable Properties**



8a Lilac St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,870,000 Method: Sold Before Auction Date: 28/09/2023 Property Type: Townhouse (Res)

88a Tambet St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

Agent Comments



Price: \$1,800,000 Method: Private Sale Date: 04/12/2023 Property Type: Townhouse (Single)



7b Bevis St BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,750,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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