

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

12a Lawrance Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$591,000 Property Type Unit Suburb Murrumbeena

Period - From 19/05/2023 to 18/05/2024 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	2a Darling St HUGHESDALE 3166	\$1,471,000	27/04/2024
2	1/46 Wornack Rd CARNEGIE 3163	\$1,325,000	13/05/2024
3	5/14 Tranmere Av CARNEGIE 3163	\$1,300,000	15/04/2024

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: 19/05/2024 16:00



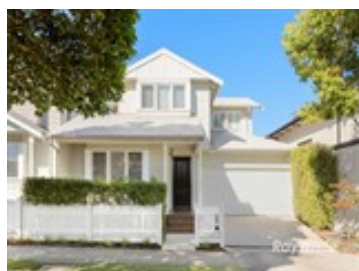
Property Type: House (Previously Occupied - Detached)

Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Unit Price
19/05/2023 - 18/05/2024: \$591,000

Comparable Properties



2a Darling St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,471,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



1/46 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 13/05/2024

Property Type: Unit



5/14 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 15/04/2024

Property Type: Townhouse (Single)

Account - Slater & Levin



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