Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	17 Ricourt Avenue, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Trange between \$1,700,000 & \$1,000,000	Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price \$1,660,000	Property Type House	Suburb Murrumbeena
Period - From 28/05/2024	to 27/05/2025	Source Property Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	and the companion property	1 1100	24.0 0. 04.0
1	19 Tranmere Av CARNEGIE 3163	\$1,822,500	10/05/2025
2	16 Second Av MURRUMBEENA 3163	\$1,735,000	07/05/2025
3			

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:	28/05/2025 10:36



Date of sale







Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price 28/05/2024 - 27/05/2025: \$1,660,000

Comparable Properties



19 Tranmere Av CARNEGIE 3163 (REI)

4

a 1

Price: \$1,822,500 Method: Auction Sale Date: 10/05/2025 Property Type: House **Agent Comments**



16 Second Av MURRUMBEENA 3163 (REI)

3



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Agent Comments

Price: \$1,735,000 **Method:** Auction Sale **Date:** 07/05/2025

Property Type: House (Res) **Land Size:** 674 sqm approx

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.

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





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