

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

19 Beauville Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$2,010,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2023 to 30/06/2023 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	17 Morgan St CARNEGIE 3163	\$1,675,000	23/09/2023
2	4 Tranmere Av CARNEGIE 3163	\$1,670,000	24/06/2023
3	16 Florence St ORMOND 3204	\$1,650,000	08/08/2023

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:

03/10/2023 15:19



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



17 Morgan St CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,675,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 565 sqm approx



4 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,670,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 567 sqm approx



16 Florence St ORMOND 3204 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 555 sqm approx