

# 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

1b Wairoongaa Crescent, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,590,000 Property Type House Suburb Murrumbeena

Period - From 06/11/2022 to 05/11/2023 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 Logie St OAKLEIGH 3166	\$1,380,000	24/06/2023
2	33 Berrima Av MALVERN EAST 3145	\$1,370,000	03/06/2023
3	18 Argyll St MALVERN EAST 3145	\$1,335,000	14/06/2023

**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:

06/11/2023 13:24



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
06/11/2022 - 05/11/2023: \$1,590,000

## Comparable Properties



**17 Logie St OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**33 Berrima Av MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx



**18 Argyll St MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$1,335,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx

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