

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

2/5 Baker Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,212,000 Property Type Townhouse Suburb Murrumbeena

Period - From 04/03/2023 to 03/03/2024 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 | 2/4 Donal St MURRUMBEENA 3163 | \$1,203,000 | 02/03/2024 |
| 2 | 2/1 Baker St MURRUMBEENA 3163 | \$1,300,000 | 28/10/2023 |
| 3 | 1a Moylan St BENTLEIGH EAST 3165 | \$1,160,500 | 09/12/2023 |

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: 04/03/2024 18:20



 4
  2
  2

Rooms: 6
Property Type: Unit
Land Size: 273 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median Townhouse Price
 04/03/2023 - 03/03/2024: \$1,212,000

Comparable Properties

2/4 Donal St MURRUMBEENA 3163 (REI)

Agent Comments

 3
  2
  2

Price: \$1,203,000
Method:
Date: 02/03/2024
Property Type: Unit



2/1 Baker St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,300,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)



1a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3
  2
  2

Price: \$1,160,500
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit

Account - Buxton | P: 03 9563 9933