## 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

26a Kinlock Avenue, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,275,000		&		\$1,375,000				
Median sale p	rice								
Median price	\$1,670,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7a Maude St MURRUMBEENA 3163	\$1,325,000	09/12/2023
2	6B Rosella St MURRUMBEENA 3163	\$1,320,000	12/01/2024
3	814b Centre Rd BENTLEIGH EAST 3165	\$1,250,000	12/12/2023

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:

25/01/2024 09:23







**Property Type:** Agent Comments Indicative Selling Price \$1,275,000 - \$1,375,000 Median House Price December quarter 2023: \$1,670,000

# **Comparable Properties**



7a Maude St MURRUMBEENA 3163 (REI)



Price: \$1,325,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Agent Comments



6B Rosella St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,320,000 Method: Private Sale Date: 12/01/2024 Property Type: Townhouse (Single)



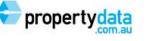
814b Centre Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 12/12/2023 Property Type: Townhouse (Res)

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





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