

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 28 Murrumbeena Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,670,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2023 to 31/12/2023 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	11 Henty St MURRUMBEENA 3163	\$2,085,000	11/11/2023
2	5 Spark St MURRUMBEENA 3163	\$1,900,000	10/10/2023
3	35 Morgan St CARNEGIE 3163	\$1,880,000	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: 25/01/2024 15:58



Property Type: House

Agent Comments

Comparable Properties



11 Henty St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$2,085,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 613 sqm approx



5 Spark St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: House (Res)



35 Morgan St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 558 sqm approx

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