

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

3 Short Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,740,500 Property Type House Suburb Murrumbeena

Period - From 01/04/2023 to 31/03/2024 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	33 Paddington Rd HUGHESDALE 3166	\$1,620,000	27/04/2024
2	1B Wahroonga Cr MURRUMBEENA 3163	\$1,520,000	26/11/2023
3	23 Belsize Av CARNEGIE 3163	\$1,427,000	27/04/2024

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:

30/04/2024 08:34



Rooms: 5

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2024: \$1,740,500

Comparable Properties



33 Paddington Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 455 sqm approx



1B Wahroonga Cr MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Sold Before Auction

Date: 26/11/2023

Property Type: House (Res)

Land Size: 556 sqm approx



23 Belsize Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,427,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 340 sqm approx