

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

34 Doris Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price \$1,695,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2023

to 30/09/2023

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	13 Reserve Av CARNEGIE 3163	\$2,360,000	27/05/2023
2	22 Preston Rd HUGHESDALE 3166	\$2,305,000	17/06/2023
3	4 Sydney St MURRUMBEENA 3163	\$2,258,000	03/10/2023

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:

18/10/2023 14:05



Property Type: House

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



13 Reserve Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$2,360,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 645 sqm approx



22 Preston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$2,305,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 613 sqm approx



4 Sydney St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$2,258,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res)

Land Size: 556 sqm approx