

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

37 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	20 Bute St MURRUMBEENA 3163	\$1,535,000	23/05/2024
2	16 Velra Av MURRUMBEENA 3163	\$1,487,000	23/03/2024
3	49 Reid St MURRUMBEENA 3163	\$1,396,000	23/03/2024

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:

13/06/2024 09:48



Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

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

Comparable Properties



20 Bute St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,535,000

Method: Sold Before Auction

Date: 23/05/2024

Property Type: House (Res)

Land Size: 685 sqm approx



16 Velra Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,487,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



49 Reid St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,396,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 590 sqm approx

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