Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Includ	Address ding suburb and postcode 37 Lindsay Avenue, Murrumbeena Vic 3163			
Indicat	tive selling price			
For the	meaning of this price see consumer.vic.gov.au/underquoting			
Range	e between \$1,480,000 & \$1,580,000			
Median sale price				
Medi	an price \$1,695,000 Property Type House	Suburb	Murrumbeer	na
Period	d - 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.				
Addre	ss of comparable property	Pi	rice	Date of sale
1				
2				
3				
OR				
B*	The estate agent or agent's representative reasonably believe properties were sold within two kilometres of the property for			
	This Statement of Information was prepared	on:	17/10/20)23 16:31

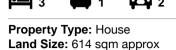




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Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price September quarter 2023: \$1,695,000





Agent Comments

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



