

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 5 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,624,444 Property Type House Suburb Murrumbeena

Period - From 01/10/2022 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	1290 Glen Huntly Rd CARNEGIE 3163	\$1,860,000	13/05/2023
2	21 Swan Rd MURRUMBEENA 3163	\$1,750,000	09/09/2023
3	1 Moonya Rd CARNEGIE 3163	\$1,700,000	06/09/2023

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: 19/10/2023 13:15



 3  1  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

Year ending September 2023: \$1,624,444

Comparable Properties



1290 Glen Huntly Rd CARNEGIE 3163 (REI/VG) Agent Comments

 3  1  1

Price: \$1,860,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 766 sqm approx



21 Swan Rd MURRUMBEENA 3163 (REI) Agent Comments

 3  2  2

Price: \$1,750,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 882 sqm approx



1 Moonya Rd CARNEGIE 3163 (REI) Agent Comments

 3  2  4

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 930 sqm approx