Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 56A Wallace Avenue, Murrumbeena Vic 3163

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-------------|
| Range betwee | \$1,500,000 | | & | | \$1,600,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,885,000 | Pro | operty Type | Hou | se | | Suburb | Murrumbeena |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-------------|--------------|
| 1 | 33 Dalny Rd MURRUMBEENA 3163 | \$1,600,000 | 11/12/2023 |
| 2 | 5b Grandview Gr CARNEGIE 3163 | \$1,581,000 | 24/02/2024 |
| 3 | 9B Banksia St BENTLEIGH EAST 3165 | \$1,560,000 | 10/02/2024 |

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:

15/04/2024 09:58



56A Wallace Avenue, Murrumbeena Vic 3163







Property Type: Townhouse Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2024: \$1,885,000

Comparable Properties



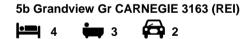
33 Dalny Rd MURRUMBEENA 3163 (REI/VG)



Price: \$1,600,000 Method: Private Sale Date: 11/12/2023 Property Type: Townhouse (Single) Land Size: 377 sqm approx

Agent Comments

Agent Comments



Price: \$1,581,000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Single)

9B Banksia St BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,560,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



Property data

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