

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 56A Wallace Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,885,000 Property Type House Suburb Murrumbeena

Period - From 01/01/2024 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	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



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



33 Dalny Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Single)

Land Size: 377 sqm approx



5b Grandview Gr CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$1,581,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Single)

9B Banksia St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,560,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)