

# 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 6 Packer Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,692,500 Property Type House Suburb Murrumbeena

Period - From 05/06/2023 to 04/06/2024 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	42 Hotham St HUGHESDALE 3166	\$1,705,000	27/01/2024
2	54 Chadstone Rd MALVERN EAST 3145	\$1,606,000	24/02/2024
3	1 Fisher St MALVERN EAST 3145	\$1,600,000	17/02/2024

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: 05/06/2024 11:12

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**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

05/06/2023 - 04/06/2024: \$1,692,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 708 sqm approx

Agent Comments

## Comparable Properties



42 Hotham St HUGHESDALE 3166 (REI/VG)

Agent Comments



**Price:** \$1,705,000

**Method:** Auction Sale

**Date:** 27/01/2024

**Property Type:** House (Res)

**Land Size:** 944 sqm approx



54 Chadstone Rd MALVERN EAST 3145 (VG)

Agent Comments



**Price:** \$1,606,000

**Method:** Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



1 Fisher St MALVERN EAST 3145 (REI)

Agent Comments



**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House

**Land Size:** 545 sqm approx

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