

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 6a Ricourt Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,249,000 Property Type Townhouse Suburb Murrumbeena

Period - From 11/04/2023 to 10/04/2024 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	56B Reid St MURRUMBEENA 3163	\$1,710,000	21/03/2024
2	36a Rosanna St CARNEGIE 3163	\$1,660,000	09/04/2024
3	1/5 Howe St MURRUMBEENA 3163	\$1,660,000	17/01/2024

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: 11/04/2024 08:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
11/04/2023 - 10/04/2024: \$1,249,000

Comparable Properties

56B Reid St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,710,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: Townhouse (Res)



36a Rosanna St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,660,000
Method: Auction Sale
Date: 09/04/2024
Property Type: Townhouse (Single)
Land Size: 350 sqm approx



1/5 Howe St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,660,000
Method: Sold Before Auction
Date: 17/01/2024
Property Type: House (Res)
Land Size: 324 sqm approx

Account - Slater & Levin



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