

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

7a Maude Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,086,750 Property Type Townhouse Suburb Murrumbeena

Period - From 06/11/2022 to 05/11/2023 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	2/1 Pelling Rd MURRUMBEENA 3163	\$1,187,600	04/10/2023
2	2/16 Wornack Rd CARNEGIE 3163	\$1,187,000	02/09/2023
3	57a Oakleigh Rd CARNEGIE 3163	\$1,180,000	15/07/2023

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: 06/11/2023 13:27



3
 2
 2

Rooms: 5
Property Type: House
Land Size: 348 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 06/11/2022 - 05/11/2023: \$1,086,750

Comparable Properties



2/1 Pelling Rd MURRUMBEENA 3163 (REI)

Agent Comments

3
 1
 2

Price: \$1,187,600
Method: Sold Before Auction
Date: 04/10/2023
Property Type: Unit



2/16 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

3
 2
 2

Price: \$1,187,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 225 sqm approx



57a Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,180,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480