

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 8a 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 \$1,300,000 Property Type Townhouse Suburb Murrumbeena

Period - From 25/05/2023 to 24/05/2024 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	6a Ricourt Av MURRUMBEENA 3163	\$1,706,000	11/05/2024
3	5b Grandview Gr CARNEGIE 3163	\$1,581,000	24/02/2024

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: 25/05/2024 07:57

8a Ricourt Avenue, Murrumbeena Vic 3163

Jack Slater
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Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
25/05/2023 - 24/05/2024: \$1,300,000

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)

6a Ricourt Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,706,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)



5b Grandview Gr CARNEGIE 3163 (REI/VG)

Agent Comments



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

Account - Slater & Levin



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