

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

25 Toward Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$1,680,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2018

to 30/06/2019

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 | 23 Emily St CARNEGIE 3163 | \$1,715,000 | 14/09/2019 |
| 2 | 25 Murrumbeena Cr MURRUMBEENA 3163 | \$1,680,000 | 07/09/2019 |
| 3 | | | |

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:

14/10/2019 13:36



Property Type: House
Land Size: 561 sqm approx
Agent Comments

A family lifestyle of fun and poolside entertaining lies ahead with this beautifully renovated four-bedroom two-bathroom period home just a short walk from cafes, shops, parkland and Murrumbeena Primary. Generous proportions include formal and open plan living areas, a designer ILVE kitchen, undercover alfresco entertaining, high ceilings, pool and OSP.

Comparable Properties



23 Emily St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,715,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 572 sqm approx



25 Murrumbeena Cr MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)

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.