

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 1027 North Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Murrumbeena

Period - From 10/11/2021 to 09/11/2022 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 | 13 Sumersett Av OAKLEIGH SOUTH 3167 | \$1,120,000 | 15/07/2022 |
| 2 | 1188 North Rd OAKLEIGH SOUTH 3167 | \$1,105,000 | 12/07/2022 |
| 3 | 25 Mcguinness Rd BENTLEIGH EAST 3165 | \$1,100,000 | 14/08/2022 |

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: 10/11/2022 08:57