

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

1/2 Maude Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb Murrumbeena

Period - From 01/07/2018

to 30/09/2018

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	8a Irving Av MURRUMBEENA 3163	\$1,001,000	25/08/2018
2	2/10 Capon St MALVERN EAST 3145	\$980,000	27/10/2018
3	2a Reid St MURRUMBEENA 3163	\$960,000	22/09/2018

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.

1/2 Maude Street, Murrumbeena Vic 3163



 4  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,025,000
Median House Price
September quarter 2018: \$1,405,000

TERMS: 10% Deposit, balance 30 - 60 days. COUNCIL RATES: \$1,765.95 per annum approx. WATER RATES: \$680.00 per annum approx. POTENTIAL RENT: \$750.00 - \$790.00 per week approx. NO OWNERS CORPORATION.

Comparable Properties



8a Irving Av MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,001,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



2/10 Capon St MALVERN EAST 3145 (REI)

Agent Comments

 3  2  2

Price: \$980,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Townhouse (Res)



2a Reid St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  1

Price: \$960,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 177 sqm approx