

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,482,000 House X Unit Suburb Murrumbeena

Period - From 01/04/2018 to 30/06/2018 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	3/57 Poath Rd MURRUMBEENA 3163	\$1,080,500	12/05/2018
2	34a Dunoon St MURRUMBEENA 3163	\$1,050,000	28/06/2018
3	8a Irving Av MURRUMBEENA 3163	\$1,001,000	25/08/2018

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, Murrumbena Vic 3163

David Thomson
9564 5700
0418337366
dthomson@tre.com.au



 4  2  2

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
June quarter 2018: \$1,482,000

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



3/57 Poath Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

 3  2  2

Price: \$1,080,500
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Townhouse (Res)



34a Dunoon St MURRUMBEENA 3163 (REI/VG) Agent Comments

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 28/06/2018
Rooms: -
Property Type: Unit
Land Size: 394 sqm approx



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