

## 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

19 Katrina Avenue, Murrumbeena Vic 3163

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&amp;

\$1,650,000

**Median sale price**

Median price \$1,555,500

House

X

Unit

Suburb

Murrumbeena

Period - From 01/10/2017

to

31/12/2017

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 | 12 Crosbie Rd MURRUMBEENA 3163 | \$1,650,000 | 05/12/2017   |
| 2 | 248 Koornang Rd CARNEGIE 3163  | \$1,600,000 | 20/09/2017   |
| 3 | 6 Maude St MURRUMBEENA 3163    | \$1,581,000 | 18/11/2017   |

**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.



**Rooms:** 6

**Property Type:** House

**Land Size:** 861 sqm approx

Agent Comments

Art Deco character, skilfully renovated family spaces and a substantial garden parcel featuring access to the rear yard from two crossovers ensure this instantly appealing four bedroom home enjoys a unique set of advantages. Spread out and relax on its exceptional north east dimensions with fabulous options to take to the next level with a luxury pool, tennis court or even additional dwelling (STCA). Includes two carports, garage/workshop, excellent storage.

## Comparable Properties



**12 Crosbie Rd MURRUMBEENA 3163 (REI/VG)** Agent Comments



**Price:** \$1,650,000

**Method:** Sold After Auction

**Date:** 05/12/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 870 sqm approx



**248 Koornang Rd CARNEGIE 3163 (REI/VG)** Agent Comments



**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 20/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 796 sqm approx



**6 Maude St MURRUMBEENA 3163 (REI)** Agent Comments



**Price:** \$1,581,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 720 sqm approx