

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

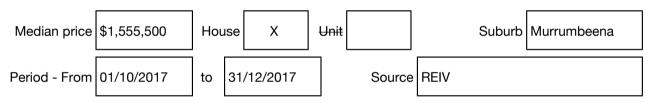
s 19 Katrina Avenue, Murrumbeena Vic 3163 d e

Indicative selling price

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

 Range between
 \$1,550,000
 &
 \$1,650,000

Median sale price



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.

Account - Jellis Craig | P: 03 9194 1200

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Mark Staples 9194 1200 0411 527 174 markstaples@jelliscraig.com.au

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Rooms: 6 Property Type: House Land Size: 861 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2017: \$1,555,500

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) 3 2 4 Price: \$1,650,000 Method: Sold After Auction Date: 05/12/2017 Rooms: 6 Property Type: House Land Size: 870 sqm approx	Agent Comments
	248 Koornang Rd CARNEGIE 3163 (REI/VG) 4 3 4 5 1 Price: \$1,600,000 Method: Sold Before Auction Date: 20/09/2017 Rooms: - Property Type: House (Res) Land Size: 796 sqm approx	Agent Comments
Luxtory	6 Maude St MURRUMBEENA 3163 (REI) 4 1 2 2 Price: \$1,581,000 Method: Auction Sale Date: 18/11/2017 Rooms: - Property Type: House (Res) Land Size: 720 sqm approx	Agent Comments

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