

## 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	12 George Street, Murrumbeena Vic 3163
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#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,413,000	House	X	Unit		Suburb	Murrumbeena
Period - From	01/07/2016	to	30/06/2017	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	29b Hallow St BENTLEIGH EAST 3165	\$1,138,000	02/09/2017
2	28 Melva St BENTLEIGH EAST 3165	\$1,130,000	26/08/2017
3	4/55 Moylan St BENTLEIGH EAST 3165	\$1,065,000	02/09/2017

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.



4   3   2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 234 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000

**Median House Price**  
Year ending June 2017: \$1,413,000

The best in low maintenance living, this 4 bedroom 3 bathroom town residence has a great balance of indoor outdoor space. Quality built, this contemporary home enjoys a downstairs bedroom (semi ensuite), generous open plan living & dining opening onto an expansive covered deck in landscaped gardens; dynamic stone kitchen, large main bedroom (WIR & ensuite) & an auto garage. Quietly close to Duncan MacKinnon Reserve & schools.

## Comparable Properties



**29b Hallow St BENTLEIGH EAST 3165 (REI)**   **Agent Comments**

4   3   2

**Price:** \$1,138,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**28 Melva St BENTLEIGH EAST 3165 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**4/55 Moylan St BENTLEIGH EAST 3165 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)