

STATEMENT OF INFORMATION

3/34 BUTE STREET, MURRUMBEENA, VIC 3163

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/34 BUTE STREET, MURRUMBEENA, VIC

1 1 1

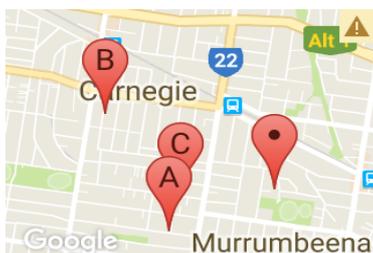
Indicative Selling Price

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

Single Price: **\$340,000**

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



MURRUMBEENA, VIC, 3163

Suburb Median Sale Price (Unit)

\$583,250

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



68 WOORNACK RD, CARNEGIE, VIC 3163

1 1 1

Sale Price

***\$322,500**

Sale Date: 26/02/2018

Distance from Property: 745m



4/32 SHEPPARSON AVE, CARNEGIE, VIC 3163

1 1 1

Sale Price

***\$315,000**

Sale Date: 02/05/2018

Distance from Property: 1.2km



11/87 COORIGIL RD, CARNEGIE, VIC 3163

1 1 1

Sale Price

\$335,000

Sale Date: 09/01/2018

Distance from Property: 614m



This report has been compiled on 14/05/2018 by McGrath Sandringham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/34 BUTE STREET, MURRUMBEENA, VIC 3163

Indicative selling price

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

Single Price: \$340,000

Median sale price

Median price

\$583,250

House

Unit

X

Suburb

MURRUMBEENA

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
68 WOORNACK RD, CARNEGIE, VIC 3163	*\$322,500	26/02/2018
4/32 SHEPPARSON AVE, CARNEGIE, VIC 3163	*\$315,000	02/05/2018
11/87 COORIGIL RD, CARNEGIE, VIC 3163	\$335,000	09/01/2018