

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

44 Hobart Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,460,000

House

X

Unit

Suburb

Murrumbeena

Period - From

01/01/2017

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	88 Miller St CARNEGIE 3163	\$1,240,000	28/10/2017
2	76 Mimosa Rd CARNEGIE 3163	\$1,220,000	16/12/2017
3	120a Poath Rd HUGHESDALE 3166	\$1,200,000	19/08/2017

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:****Property Type:** House (Res)**Land Size:** 367 sqm approx

Agent Comments

Absolutely gorgeous with Art Deco beauty, this exquisite 3 bedroom 2 bathroom one of a pair has been beautifully renovated to create a seamless flow from old to new. Charmed with spellbinding detail, this engaging treasure features a stylish stone kitchen (Blanco 900mm stove), fabulous north facing living & dining (gas fire) with secluded sun filled deck; a travertine bathroom, a hidden main bedroom (WIR & vogue ensuite), a tranquil garden courtyard, garage and parking. Murrumbeena PS zone, metres to Village cafes, train, Boyd Park and Chadstone.

Comparable Properties

**88 Miller St CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$1,240,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 387 sqm approx**76 Mimosa Rd CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$1,220,000**Method:** Auction Sale**Date:** 16/12/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 300 sqm approx**120a Poath Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

**Price:** \$1,200,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 483 sqm approx