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 Velra Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $1,775,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2021 to 31/12/2021 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	3 Doris St MURRUMBEENA 3163	$1,635,500	11/12/2021
2	47 Tambet St BENTLEIGH EAST 3165	$1,620,000	04/12/2021
3	11 Hotham St HUGHESDALE 3166	$1,611,000	20/11/2021

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.~~

This Statement of Information was prepared on: 04/04/2022 09:55

19 Velra Avenue, Murrumbeena Vic 3163



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
December quarter 2021: $1,775,000

Comparable Properties



3 Doris St MURRUMBEENA 3163 (REI/VG)

3 1 2

Price: $1,635,500
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



47 Tambet St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,620,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



11 Hotham St HUGHESDALE 3166 (REI/VG)

4 1 2

Price: $1,611,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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