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	33 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,950,000 & $2,050,000

Median sale price

Median price $1,700,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2024 to 30/06/2024 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	139 Leila Rd CARNEGIE 3163	$1,925,000	03/08/2024
2	38 Midlothian St MALVERN EAST 3145	$1,860,000	11/05/2024
3			

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: 15/08/2024 09:00

33 Ardyne Street, Murrumbeena Vic 3163



3 -

Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,050,000
Median House Price
June quarter 2024: $1,700,000

Comparable Properties



139 Leila Rd CARNEGIE 3163 (REI)

3 2 2

Price: $1,925,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments



38 Midlothian St MALVERN EAST 3145 (REI/VG)

3 1 3

Price: $1,860,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

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 - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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