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	1/68 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,235,000

Median sale price

Median price $1,685,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2023 to 30/09/2024 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	4/24 Poath Rd HUGHESDALE 3166	$1,250,000	15/10/2024
2	4/22 Rigby Av CARNEGIE 3163	$1,185,000	12/10/2024
3	6/2 Anzac St CARNEGIE 3163	$1,200,000	07/05/2024

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: 23/10/2024 10:36

1/68 Ardyne Street, Murrumbeena Vic 3163

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3 2 2

Property Type: Townhouse
Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price
$1,235,000
Median House Price
Year ending September 2024: $1,685,000

Comparable Properties



4/24 Poath Rd HUGHESDALE 3166 (REI)

3 2 1

Price: $1,250,000
Method: Auction Sale
Date: 15/10/2024
Property Type: Townhouse (Res)

Agent Comments



4/22 Rigby Av CARNEGIE 3163 (REI)

3 2 2

Price: $1,185,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments



6/2 Anzac St CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 07/05/2024
Property Type: Townhouse (Res)

Agent Comments

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