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	16 Katrina Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,575,000

Median sale price

Median price $1,670,000 Property Type House Suburb Murrumbeena

Period - From 07/03/2021 to 06/03/2022 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	142 Murrumbeena Rd MURRUMBEENA 3163	$1,490,000	03/12/2021
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: 07/03/2022 10:05

16 Katrina Avenue, Murrumbeena Vic 3163

shelter. Real Estate
Michael Millington



3 1 2

Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$1,575,000
Median House Price
07/03/2021 - 06/03/2022: $1,670,000

Comparable Properties



3 Doris St MURRUMBEENA 3163 (REI)

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



142 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

3 1 1

Price: $1,490,000
Method: Sold Before Auction
Date: 03/12/2021
Property Type: House (Res)
Land Size: 557 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 - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE

propertydata .com.au

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