#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	6/506 Neerim Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$760,000	&	\$830,000
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#### Median sale price

Median price	\$1,190,000	Pro	perty Type	Townhous	е	Suburb	Murrumbeena
Period - From	15/11/2021	to	14/11/2022		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

	aress of comparable property	1 1100	Date of Sale
1	2/186 Neerim Rd CARNEGIE 3163	\$862,000	01/10/2022
2	3/15 St Huberts Rd CARNEGIE 3163	\$860,000	10/09/2022
3	209/60 Belgrave Rd MALVERN EAST 3145	\$815,000	25/10/2022

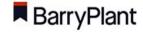
#### OR

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:	15/11/2022 15:00



Date of sale







**Indicative Selling Price** \$760,000 - \$830,000 **Median Townhouse Price** 15/11/2021 - 14/11/2022: \$1,190,000

## Comparable Properties



2/186 Neerim Rd CARNEGIE 3163 (REI/VG)

Price: \$862,000 Method: Auction Sale Date: 01/10/2022 Property Type: Unit

**Agent Comments** 

3/15 St Huberts Rd CARNEGIE 3163 (VG)

**-** 2





Method: Sale Date: 10/09/2022

Price: \$860,000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



209/60 Belgrave Rd MALVERN EAST 3145

(REI)

**-**2

Price: \$815,000 Method: Private Sale Date: 25/10/2022

Property Type: Apartment

Agent Comments

**Account** - Barry Plant | P: 03 9586 0500



