

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

6/506 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$760,000

&

\$830,000

Median sale price

Median price \$1,190,000

Property Type Townhouse

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	Price	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



Property Type: Townhouse (Res)

Agent Comments

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)

Agent Comments



Price: \$862,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Unit

3/15 St Huberts Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$860,000

Method: Sale

Date: 10/09/2022

Property Type: Flat/Unit/Apartment (Res)



209/60 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 25/10/2022

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500