

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

481 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,576,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2022

to

31/03/2023

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	41 Railway Pde MURRUMBEENA 3163	\$1,550,000	07/03/2023
2	42 Railway Pde MURRUMBEENA 3163	\$1,500,000	07/03/2023
3	11 Spark St MURRUMBEENA 3163	\$1,465,000	11/02/2023

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:

01/06/2023 15:43

481 Neerim Road, Murrumbeena Vic 3163

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2023: \$1,576,000



 5  4  3

Property Type: House

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



41 Railway Pde MURRUMBEENA 3163 (VG)

Agent Comments

 3  -  -

Price: \$1,550,000

Method: Sale

Date: 07/03/2023

Property Type: House (Res)

Land Size: 750 sqm approx



42 Railway Pde MURRUMBEENA 3163 (VG)

Agent Comments

 2  -  -

Price: \$1,500,000

Method: Sale

Date: 07/03/2023

Property Type: House (Res)

Land Size: 717 sqm approx



11 Spark St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,465,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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