

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

MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,605,000

&

\$1,655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,670,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

8 BURNS AVENUE MURRUMBEENA VIC 3163	\$1,700,000	15-Jun-24
7 PHILLIPS AVENUE CARNEGIE VIC 3163	\$1,685,000	04-May-24
44 TRANMERE AVENUE CARNEGIE VIC 3163	\$1,690,000	11-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 15 July 2024



**8 BURNS AVENUE MURRUMBEENA
VIC 3163**

 3  1  1

Sold Price

^{RS}

\$1,700,000

Sold Date

15-Jun-24

Distance

0.93km



**7 PHILLIPS AVENUE CARNEGIE VIC
3163**

 4  2  2

Sold Price

\$1,685,000

Sold Date

04-May-24

Distance

1.12km



**44 TRANMERE AVENUE CARNEGIE
VIC 3163**

 2  1  2

Sold Price

^{RS}

\$1,690,000

Sold Date

11-Apr-24

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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