

# 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

1/31 Kangaroo Road, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2019

to 31/12/2019

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 | 3/47 Moonya Rd CARNEGIE 3163    | \$920,000 | 06/12/2019   |
| 2 | 4/1-3 Freda St HUGHESDALE 3166  | \$885,000 | 16/11/2019   |
| 3 | 2/173 Oakleigh Rd CARNEGIE 3163 | \$780,000 | 15/02/2020   |

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:

26/02/2020 13:07

1/31 Kangaroo Road, Murrumbidgee Vic 3163

**Jellis  
Craig**

Chris Janssens

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

December quarter 2019: \$640,000



3 1 2

**Rooms:** 5

**Property Type:** Strata Unit/Flat

**Land Size:** 104 (internal) sqm  
approx

Agent Comments

## Comparable Properties



**3/47 Moonya Rd CARNEGIE 3163 (REI)**

Agent Comments

3 1 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 06/12/2019

**Property Type:** Unit



**4/1-3 Freda St HUGHESDALE 3166 (REI)**

Agent Comments

3 1 1

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Unit



**2/173 Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

3 1 1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Unit

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.