

## 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

3/190 MURRUMBEENA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$291,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Nov 2023

to

31 Oct 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

7/9 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$298,000	22-May-24
5/190 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$310,000	29-Aug-24
4/8 KANGAROO ROAD MURRUMBEENA VIC 3163	\$325,500	05-Oct-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: 14 November 2024

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**7/9 MURRUMBEENA ROAD  
 MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$298,000** Sold Date **22-May-24**

Distance **1.38km**



**5/190 MURRUMBEENA ROAD  
 MURRUMBEENA VIC 3163**

1 1 -

Sold Price **\$310,000** Sold Date **29-Aug-24**

Distance **0km**



**4/8 KANGAROO ROAD  
 MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$325,500** Sold Date **05-Oct-24**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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