

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

9/9 MURRUMBEENA ROAD 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

\$250,000

&

\$269,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,250

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jun 2021

to

31 May 2022

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

4/163 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$292,000	29-Nov-21
4/46 ROSANNA STREET CARNEGIE VIC 3163	\$260,000	15-Feb-22
11/163 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$265,000	27-May-22

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: 29 June 2022



**4/163 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$292,000** Sold Date **29-Nov-21**

Distance -



**4/46 ROSANNA STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$260,000** Sold Date **15-Feb-22**

Distance **1.62km**



**11/163 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

1 1 1

Sold Price ^{RS} **\$265,000** Sold Date **27-May-22**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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