

# 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 4/47 Hobart 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)

Single price  or range between \$350,000 & \$380,000

### Median sale price

Median price \$700,000 Property type Unit Suburb MURRUMBEENA  
Period - From 02/03/2023 to 29/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	10/5 Gnarwyn Road Carnegie Vic 3163	\$345,000	2023-12-16
2	3/35 Rosstown Road Carnegie Vic 3163	\$370,000	2023-12-20
3	5/38 Shepparson Avenue Carnegie Vic 3163	\$385,000	2023-11-13

This Statement of Information was prepared on: 01/03/2024

