Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

5/24 Rosella Street, Murrumbeena Vic 3163
5/2

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$595,000	Pro	perty Type	Unit		Suburb	Murrumbeena
Period - From	01/10/2023	to	30/09/2024		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

Auc	areas or comparable property	1 1100	Date of Sale
1	3/87 Coorigil Rd CARNEGIE 3163	\$323,500	28/11/2024
2	5/190 Murrumbeena Rd MURRUMBEENA 3163	\$310,000	13/09/2024
3	6/67 Moonya Rd CARNEGIE 3163	\$321,000	17/07/2024

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:	11/12/2024 10:14



Date of sale



Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** Year ending September 2024: \$595,000



Rooms: 2

Property Type: Apartment

Comparable Properties



3/87 Coorigil Rd CARNEGIE 3163 (REI)

Price: \$323,500 Method: Auction Sale Date: 28/11/2024

Property Type: Apartment

Agent Comments



5/190 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments







Price: \$310,000 Method: Private Sale Date: 13/09/2024

Property Type: Apartment

Agent Comments



6/67 Moonya Rd CARNEGIE 3163 (REI/VG)

Price: \$321,000 Method: Private Sale Date: 17/07/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500





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