

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

2/503 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$734,415

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/03/2021

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	5/39 Coorigil Rd CARNEGIE 3163	\$850,000	01/05/2021
2	3/6 Crosbie Rd MURRUMBEENA 3163	\$841,000	24/04/2021
3	5/53a Coorigil Rd CARNEGIE 3163	\$838,000	03/03/2021

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:

20/06/2021 15:13



2 1.5 2

Property Type: Unit

Agent Comments

Meticulously renovated 2 bedroom freestanding villa featuring a gorgeous north facing lounge, Miele stone kitchen, light filled meals (Euro laundry), sumptuous bathroom, generous paved courtyard garden & a double auto garage. Between Boyd Park & Springthorpe Gardens.

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2021: \$734,415

Comparable Properties



5/39 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Unit



3/6 Crosbie Rd MURRUMBEENA 3163 (REI)

Agent Comments

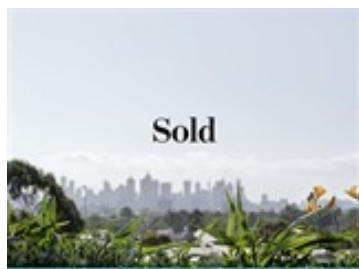
2 1 2

Price: \$841,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Unit



5/53a Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 2

Price: \$838,000

Method: Private Sale

Date: 03/03/2021

Property Type: Unit