

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

2/10 Wahroongaa Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/10/2019

to

31/12/2019

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	3/47 Moonya Rd CARNEGIE 3163	\$920,000	06/12/2019
2	2/372 Neerim Rd CARNEGIE 3163	\$884,000	23/11/2019
3	2/294 Koornang Rd CARNEGIE 3163	\$836,000	21/03/2020

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:

25/03/2020 16:52



3
 1
 2

Property Type: Unit**Land Size:** 343 sqm approx

Agent Comments

Impeccably presented builder's own unit just a short stroll from Boyd Park, Murrumbreena Station and Village shops and cafes. Positioned at the rear of a private home, its pristine three bedroom proportions provide an exciting opportunity to acquire a quality low maintenance property, independently set on its own Title with its own secure driveway, garage and OSP. Meticulously built, the oversized single level layout delivers immaculate modern accommodation and easily managed outdoor areas in perfect peace and privacy.

Comparable Properties

**3/47 Moonya Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$920,000**Method:** Private Sale**Date:** 06/12/2019**Property Type:** Unit**2/372 Neerim Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3
 1
 1

Price: \$884,000**Method:** Auction Sale**Date:** 23/11/2019**Rooms:** 4**Property Type:** Villa**2/294 Koornang Rd CARNEGIE 3163 (REI)**

Agent Comments

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 1
 1

Price: \$836,000**Method:** Auction Sale**Date:** 21/03/2020**Rooms:** 5**Property Type:** Unit