

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

3/45 Hobart Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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	1/24 Murrumbeena Rd MURRUMBEENA 3163	\$745,000	28/06/2021
2	2/16 Weeroona Rd MURRUMBEENA 3163	\$935,000	10/04/2021
3	2/1 Murrumbeena Rd CARNEGIE 3163	\$746,000	13/03/2021

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:

06/07/2021 13:04



Rooms: 4
Property Type: Flat
Land Size: 738.806 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
March quarter 2021: \$734,415

Comparable Properties



1/24 Murrumbeena Rd MURRUMBEENA 3163 **Agent Comments**
(REI)



Price: \$745,000
Method: Sold Before Auction
Date: 28/06/2021
Property Type: Unit



2/16 Weeroona Rd MURRUMBEENA 3163 **Agent Comments**
(REI/VG)



Price: \$935,000
Method: Auction Sale
Date: 10/04/2021
Rooms: 4
Property Type: Villa



2/1 Murrumbeena Rd CARNEGIE 3163 **Agent Comments**
(REI/VG)



Price: \$746,000
Method: Auction Sale
Date: 13/03/2021
Rooms: 3
Property Type: Unit