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

112/41 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price | $595,000

Median sale price

| Median price | $595,000 | Property Type | Unit | Suburb | Murrumbeena |
| Period - From | 01/07/2024 | 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.
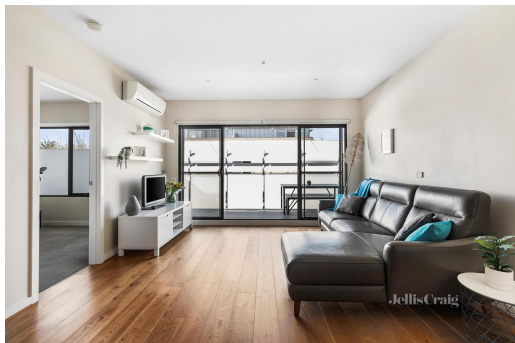
	Address of comparable property	Price	Date of sale
1	6/23 Melbourne St MURRUMBEENA 3163	$595,000	31/08/2024
2	118/41 Murrumbeena Rd MURRUMBEENA 3163	$600,000	23/05/2024
3	15/41 Murrumbeena Rd MURRUMBEENA 3163	$639,000	20/05/2024

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: | 22/10/2024 11:11

CONSUMER AFFAIRS VICTORIA

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
September quarter 2024: $595,000

Comparable Properties

6/23 Melbourne St MURRUMBEENA 3163 (REI)

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Price: $595,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Apartment

Agent Comments

118/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

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Price: $600,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: Unit

Agent Comments

15/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

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Price: $639,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500