

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

8/8 Melbourne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$290,000

&

\$315,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/12/2021

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	7/8 Melbourne St MURRUMBEENA 3163	\$315,000	13/10/2021
2	6/8 Melbourne St MURRUMBEENA 3163	\$305,000	01/11/2021
3	4/163 Murrumbeena Rd MURRUMBEENA 3163	\$292,000	10/12/2021

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:

10/02/2022 09:53

8/8 Melbourne Street, Murrumbeena Vic 3163

Jellis Craig

Myron Ching

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Indicative Selling Price

\$290,000 - \$315,000

Median Unit Price

Year ending December 2021: \$590,000



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Comparable Properties



7/8 Melbourne St MURRUMBEENA 3163
(REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$315,000

Method: Private Sale

Date: 13/10/2021

Rooms: 2

Property Type: Apartment



6/8 Melbourne St MURRUMBEENA 3163
(REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$305,000

Method: Private Sale

Date: 01/11/2021

Property Type: Apartment



4/163 Murrumbeena Rd MURRUMBEENA 3163
(REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$292,000

Method: Private Sale

Date: 10/12/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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