

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

11A CROSBIE ROAD MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

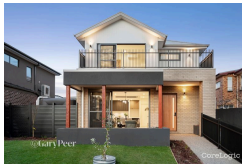
Date of sale

1/12 CROSBIE ROAD MURRUMBEENA VIC 3163	\$1,572,500	08-Dec-24
14B BRETT STREET MURRUMBEENA VIC 3163	\$1,750,000	12-Nov-24
2C ANDERSON AVENUE BENTLEIGH EAST VIC 3165	\$1,641,000	24-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 23 December 2024



**1/12 CROSBIE ROAD
MURRUMBEENA VIC 3163**

 4  2  2

Sold Price ^{RS} **\$1,572,500** ^{UN} Sold Date **08-Dec-24**

Distance **0.01km**



**14B BRETT STREET
MURRUMBEENA VIC 3163**

 4  3  -

Sold Price ^{RS} **\$1,750,000** Sold Date **12-Nov-24**

Distance **0.4km**



**2C ANDERSON AVENUE
BENTLEIGH EAST VIC 3165**

 4  3  1

Sold Price ^{RS} **\$1,641,000** Sold Date **24-Oct-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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