

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

2/18 Rosella Street 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

or range
between

\$645,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/29 Railway Parade Murrumbeena VIC 3163	\$675,000	28-Mar-21
2/63 Poath Road Murrumbeena VIC 3163	\$730,000	27-Jul-21
3/21 Gerald Street Murrumbeena VIC 3163	\$640,000	08-Apr-21

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: 16 November 2021



**2/29 Railway Parade Murrumbena
VIC 3163**

Sold Price

\$675,000

Sold Date

28-Mar-21



2



1



1

Distance

0.15km



**2/63 Poath Road Murrumbena VIC
3163**

Sold Price

^{RS}

\$730,000

Sold Date

27-Jul-21



2



1



1

Distance

0.34km



**3/21 Gerald Street Murrumbena
VIC 3163**

Sold Price

\$640,000

Sold Date

08-Apr-21



2



1



1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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