

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

3/9 Railway Parade 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

\$560,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Nov 2018

to

31 Oct 2019

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

105/124 Murrumbeena Road Murrumbeena VIC 3163	\$560,000	30-Aug-19
4/33 Jersey Parade Carnegie VIC 3163	\$572,000	19-Oct-19
111/25 Truganini Road Carnegie VIC 3163	\$575,000	14-Nov-19

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: 25 November 2019



**105/124 Murrumbeena Road
Murrumbeena VIC 3163**

 2  2  1

Sold Price

\$560,000

Sold Date **30-Aug-19**

Distance **0.22km**



**4/33 Jersey Parade Carnegie VIC
3163**

 2  1  1

Sold Price

^{RS} **\$572,000**

Sold Date **19-Oct-19**

Distance **0.75km**



**111/25 Truganini Road Carnegie VIC
3163**

 2  2  1

Sold Price

^{RS} **\$575,000**

Sold Date **14-Nov-19**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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