## 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

1/41 Murrumbeena Road, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$600,000					
Median sale p	rice									
Median price	\$598,750	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	213/16 Woorayl St CARNEGIE 3163	\$600,000	24/02/2022
2	3/1170 Dandenong Rd CARNEGIE 3163	\$585,000	17/02/2022
3	209/8 Elliott Av CARNEGIE 3163	\$560,000	17/03/2022

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.

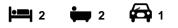
This Statement of Information was prepared on:

20/04/2022 13:23









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price March quarter 2022: \$598,750

# **Comparable Properties**



Agent Comments



Price: \$600,000 Method: Sale Date: 24/02/2022 Property Type: Strata Unit/Flat



3/1170 Dandenong Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$585,000 Method: Private Sale Date: 17/02/2022 Property Type: Apartment



209/8 Elliott Av CARNEGIE 3163 (REI)



Agent Comments

Price: \$560,000 Method: Private Sale Date: 17/03/2022 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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