

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 between \$550,000 & \$600,000

Median sale price

Median price \$598,750

Property Type Unit

Suburb Murrumbeena

Period - From 01/01/2022

to 31/03/2022

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 | 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



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2022: \$598,750

Comparable Properties

213/16 Woorayl St CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 24/02/2022

Property Type: Strata Unit/Flat



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

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 17/02/2022

Property Type: Apartment



209/8 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 17/03/2022

Property Type: Apartment