

5/47 Murrumbeena Road, Murrumbeena Vic 3163



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
March quarter 2017: \$1,421,000

Comparable Properties



1/10 Kokaribb Rd CARNEGIE 3163 (REI/VG)



Agent Comments

Extra bedroom

Price: \$665,000
Method: Private Sale
Date: 30/03/2017
Rooms: 4
Property Type: Apartment



2/6 Kokaribb Rd CARNEGIE 3163 (REI)



Agent Comments

Price: \$605,000
Method: Private Sale
Date: 20/04/2017
Rooms: 3
Property Type: Apartment



2/13 Emily St CARNEGIE 3163 (REI)



Agent Comments

Price: \$603,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 3
Property Type: Apartment

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

5/47 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$1,421,000

House

X

Suburb

Murrumbeena

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
1/10 Kokaribb Rd CARNEGIE 3163	\$665,000	30/03/2017
2/6 Kokaribb Rd CARNEGIE 3163	\$605,000	20/04/2017
2/13 Emily St CARNEGIE 3163	\$603,000	20/05/2017