

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

1/9 Murrumbeena Crescent, Murrumbeena Vic 3163
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Indicative selling price

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

Range between

\$300,000

 &

\$330,000

Median sale price

Median price

\$517,000

 Property Type

Unit

 Suburb

Murrumbeena

Period - From

02/12/2023

 to

01/12/2024

 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	4/8 Kangaroo Rd MURRUMBEENA 3163	\$325,500	05/10/2024
2	5/36 Rosella St MURRUMBEENA 3163	\$328,500	24/09/2024
3	4/1 Kitmont St MURRUMBEENA 3163	\$330,000	12/09/2024

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:

02/12/2024 12:13

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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

02/12/2023 - 01/12/2024: \$517,000

**Property Type:**

Agent Comments

Comparable Properties

**4/8 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments

**Price:** \$325,500**Method:** Auction Sale**Date:** 05/10/2024**Property Type:** Apartment**5/36 Rosella St MURRUMBEENA 3163 (REI/VG)**

Agent Comments

**Price:** \$328,500**Method:** Private Sale**Date:** 24/09/2024**Property Type:** Apartment**4/1 Kitmont St MURRUMBEENA 3163 (VG)**

Agent Comments

**Price:** \$330,000**Method:** Sale**Date:** 12/09/2024**Property Type:** Strata Unit/Flat

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