

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

11/21 Dunoon Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Murrumbeena

Period - From 01/10/2022 to 30/09/2023 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	5/6 Rosstown Rd CARNEGIE 3163	\$440,000	30/06/2023
2	9/13 Waratah Av GLEN HUNTLY 3163	\$430,000	08/07/2023
3	3/31 Madden Av CARNEGIE 3163	\$422,500	16/11/2023

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:

22/11/2023 14:45



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Property Type: Apartment (Strata)

Land Size: 54 sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2023: \$575,000

Comparable Properties



5/6 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



9/13 Waratah Av GLEN HUNTLY 3163 (VG)

Agent Comments

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Price: \$430,000

Method: Sale

Date: 08/07/2023

Property Type: Strata Unit/Flat



3/31 Madden Av CARNEGIE 3163 (REI)

Agent Comments

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Price: \$422,500

Method: Private Sale

Date: 16/11/2023

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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