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

7/36 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	26/08/2023	to	25/08/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	3/24 Rosella St MURRUMBEENA 3163	\$340,000	07/08/2024
2	4/25 Omama Rd MURRUMBEENA 3163	\$375,000	16/04/2024
3	14/173 Murrumbeena Rd MURRUMBEENA 3163	\$352,200	13/03/2024

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:

26/08/2024 11:25









Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price 26/08/2023 - 25/08/2024: \$595,000

Comparable Properties



Price: \$340,000 Method: Sold Before Auction Date: 07/08/2024 Property Type: Unit

1

4/25 Omama Rd MURRUMBEENA 3163 (REI/VG)

3/24 Rosella St MURRUMBEENA 3163 (REI)

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Agent Comments

Agent Comments

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Price: \$375,000 Method: Sold Before Auction Date: 16/04/2024 Property Type: Apartment



14/173 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)



Price: \$352,200 Method: Private Sale Date: 13/03/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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