

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 consumer.vic.gov.au/underquoting

Range between \$330,000 & \$360,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Murrumbeena

Period - From 26/08/2023 to 25/08/2024 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	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



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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



3/24 Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 1
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  1

Price: \$340,000

Method: Sold Before Auction

Date: 07/08/2024

Property Type: Unit



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

Agent Comments

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  1

Price: \$375,000

Method: Sold Before Auction

Date: 16/04/2024

Property Type: Apartment



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

Agent Comments

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Price: \$352,200

Method: Private Sale

Date: 13/03/2024

Property Type: Apartment