

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 3/24 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Murrumbeena

Period - From 01/07/2023 to 30/06/2024 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	2/163 Murrumbeena Rd MURRUMBEENA 3163	\$310,000	04/05/2024
2	7/24 Rosella St MURRUMBEENA 3163	\$310,000	08/05/2024
3	6/2 Grandview Gr CARNEGIE 3163	\$295,000	25/03/2024

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: 23/07/2024 11:53



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Rooms: 2
Property Type: Flat
Agent Comments

Indicative Selling Price
\$290,000 - \$310,000
Median Unit Price
Year ending June 2024: \$597,500

Comparable Properties



2/163 Murrumbeena Rd MURRUMBEENA 3163 **Agent Comments**
(REI/VG)

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Price: \$310,000
Method: Private Sale
Date: 04/05/2024
Property Type: Unit



7/24 Rosella St MURRUMBEENA 3163 (REI) **Agent Comments**

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Price: \$310,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment



6/2 Grandview Gr CARNEGIE 3163 (REI/VG) **Agent Comments**

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Price: \$295,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200