

# 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

112/41 Murrumbeena Road, Murrumbeena Vic 3163
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$600,000
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### Median sale price

Median price

\$600,000
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Property Type

Unit
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Suburb

Murrumbeena
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Period - From

01/04/2024
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to

30/06/2024
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Source

REIV
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### 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	6/23 Melbourne St MURRUMBEENA 3163	\$595,000	31/08/2024
2	118/41 Murrumbeena Rd MURRUMBEENA 3163	\$600,000	23/05/2024
3	15/41 Murrumbeena Rd MURRUMBEENA 3163	\$639,000	20/05/2024

**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:

05/09/2024 11:28
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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/23 Melbourne St MURRUMBEENA 3163 (REI)** Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Apartment



**118/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)** Agent Comments



**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 23/05/2024

**Property Type:** Unit



**15/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)** Agent Comments



**Price:** \$639,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Apartment