

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

16/95-101 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$598,500 Property Type Unit Suburb Murrumbeena

Period - From 01/01/2020 to 31/12/2020 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	10/20 Grange Rd CARNEGIE 3163	\$711,000	18/02/2021
2	4/63 Poath Rd MURRUMBEENA 3163	\$687,500	23/01/2021
3	3/89 Kangaroo Rd HUGHESDALE 3166	\$683,000	18/02/2021

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: 03/03/2021 11:02



2
 1
 1

Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 94 sq. M (internally)
sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending December 2020: \$598,500

Single-level, light-filled, private villa unit is perfectly positioned towards the back of the block, offering supreme comfort and a flexible floorplan in a brilliant Murrumbeena location. The open-plan kitchen & meals opens onto a sun-drenched courtyard with access to a private garage, while a spacious lounge room completes the home. Both double bedrooms feature BIR's and share a central bathroom with skylight, shower, bath and separate toilet. Also includes gas ducted heating, split-system AC and storage. Vacant possession optional, excellent tenants on a on month to month lease.

Comparable Properties



10/20 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2
 1
 1

Price: \$711,000

Method: Auction Sale

Date: 18/02/2021

Property Type: Apartment



4/63 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2
 1
 1

Price: \$687,500

Method: Auction Sale

Date: 23/01/2021

Property Type: Unit



3/89 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments

2
 1
 1

Price: \$683,000

Method: Auction Sale

Date: 18/02/2021

Rooms: 3

Property Type: Villa