

## 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

1/12 CROSBIE ROAD MURRUMBEENA VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,330,000

&

\$1,390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 2/11 AUSTIN STREET HUGHESDALE VIC 3166      | \$1,400,000 | 22-May-24 |
| 21B BIRDWOOD STREET BENTLEIGH EAST VIC 3165 | \$1,376,000 | 16-Nov-24 |
| 2/5 BAKER STREET MURRUMBEENA VIC 3163       | \$1,318,000 | 25-May-24 |

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 6 months.~~

This Statement of Information was prepared on: 19 November 2024



**2/11 AUSTIN STREET HUGHESDALE VIC 3166** Sold Price **\$1,400,000** Sold Date **22-May-24**

 4  3  2

Distance **1.15km**



**21B BIRDWOOD STREET BENTLEIGH EAST VIC 3165** Sold Price <sup>RS</sup> **\$1,376,000** Sold Date **16-Nov-24**

 4  2  2

Distance **1.74km**



**2/5 BAKER STREET MURRUMBEENA VIC 3163** Sold Price **\$1,318,000** Sold Date **25-May-24**

 4  2  1

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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