

# 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

5/51 Murrumbeena Road, Murrumbeena Vic 3163

### Indicative selling price

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

Single price

\$628,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/12/2021

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	9/1170 Dandenong Rd CARNEGIE 3163	\$640,000	18/10/2021
2	6/1214 Dandenong Rd MURRUMBEENA 3163	\$630,000	26/02/2022
3	2/16 Jersey Pde CARNEGIE 3163	\$621,000	27/11/2021

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:

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2 1 1

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 86.6 (internally) sqm  
approx

Agent Comments

**Indicative Selling Price**

\$628,000

**Median Unit Price**

Year ending December 2021: \$590,000

## Comparable Properties



**9/1170 Dandenong Rd CARNEGIE 3163  
(REI/VG)**

Agent Comments

2 1 1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 18/10/2021

**Property Type:** Unit



**6/1214 Dandenong Rd MURRUMBEENA 3163  
(REI)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** Unit



**2/16 Jersey Pde CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$621,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** Apartment