Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/51 Murrumbeena Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Single price \$628,000

Median sale price

Median price \$590,000	Property Type	nit	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

Address of comparable property		1 1100	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:	07/03/2022 15:16



Date of sale

RT Edgar





Rooms: 3

Property Type: Townhouse (Res) Land Size: 86.6 (internally) sqm

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) **-**





Price: \$640,000

Method: Sold Before Auction

Date: 18/10/2021 Property Type: Unit **Agent Comments**



6/1214 Dandenong Rd MURRUMBEENA 3163

(REI)





Agent Comments

Price: \$630,000 Method: Auction Sale Date: 26/02/2022 Property Type: Unit



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



Price: \$621,000 Method: Auction Sale Date: 27/11/2021

Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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