

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8/25 Rosella Street, Murrumbeena VIC 3163

Indicative selling price

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

A range between

\$280,000

&

\$305,000

Median sale price

Median price \$523,000

Property type Unit

Suburb Murrumbeena

Period - From 01/07/2020

to 30/09/2020

Source REIV

Comparable property sales

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 1/9 Mimosa Road, CARNEGIE VIC 3163	\$320,000	20.12.2020
2 3/19 Emily Street, CARNEGIE VIC 3163	\$295,000	26.8.2020
3 9/4 Walnut Street, CARNEGIE VIC 3163	\$300,000	8.10.2020

This Statement of Information was prepared on: 4 January 2021