

## 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

1025 NORTH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,600

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/4 MARMA ROAD MURRUMBEENA VIC 3163	\$890,000	09-Dec-21
3/156 POATH ROAD HUGHESDALE VIC 3166	\$860,000	19-Oct-21
2/62 WOORNACK ROAD CARNEGIE VIC 3163	\$922,500	26-Feb-22

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: 30 March 2022


**3/4 MARMA ROAD  
MURRUMBEENA VIC 3163**
 2    1    1

Sold Price   **\$890,000**   Sold Date   **09-Dec-21**

Distance   **0.77km**

**3/156 POATH ROAD HUGHESDALE  
VIC 3166**
 2    2    1

Sold Price   **\$860,000**   Sold Date   **19-Oct-21**

Distance   **1.17km**

**2/62 WOORNACK ROAD  
CARNEGIE VIC 3163**
 2    1    2

Sold Price   <sup>RS</sup> **\$922,500**   Sold Date   **26-Feb-22**

Distance   **1.48km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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