

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

14/173 MURRUMBEENA ROAD 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)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Feb 2023

to

31 Jan 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

10/5 GNARWYN ROAD CARNEGIE VIC 3163	\$345,000	16-Dec-23
6/24-26 DUNOON STREET MURRUMBEENA VIC 3163	\$330,000	05-Dec-23
12/36 ROSELLA STREET MURRUMBEENA VIC 3163	\$320,000	24-Oct-23

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: 27 February 2024

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10/5 GNARWYN ROAD CARNEGIE VIC 3163

1 1 1

Sold Price **\$345,000** Sold Date **16-Dec-23**

Distance **0.36km**



6/24-26 DUNOON STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price ^{RS} **\$330,000** Sold Date **05-Dec-23**

Distance **0.48km**



12/36 ROSELLA STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price **\$320,000** Sold Date **24-Oct-23**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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