



 3  2  1

Rooms: 5
Property Type: Townhouse
Land Size: 137 sqm

Agent Comments

Well presented, updated townhouse - Building size 128.9sqm.

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

March quarter 2017: \$692,000

Comparable Properties



2/26-28 Maroo St HUGHESDALE 3166 (REI)

 3  2  1

Price:

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

SOLD - \$1,000,000 Newer build, master bedroom downstairs



2/7 Darling St HUGHESDALE 3166 (REI)

 3  2  1

Price:

Method: Auction Sale

Date: 06/05/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

SOLD \$975,000 Similar era/style, master bedroom downstairs, larger land - building size 124sqm, land 215sqm



7/14 Wahroongaa Cr MURRUMBEENA 3163 (REI)

 3  1  1

Price: \$915,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Only 1 bathroom, building size 125.4sqm, land 154.2sqm

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

9/14 Wahroongaa Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$880,000

&

\$960,000

Median sale price

Median price

\$692,000

Unit

X

Suburb

Murrumbeena

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
2/26-28 Maroo St HUGHESDALE 3166		29/04/2017
2/7 Darling St HUGHESDALE 3166		06/05/2017
7/14 Wahroongaa Cr MURRUMBEENA 3163	\$915,000	25/03/2017