

## 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

1/3C INNELLAN 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Sep 2023

to

31 Aug 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

7/31 MOONYA ROAD CARNEGIE VIC 3163	\$425,000	21-Jul-24
9/14 YENDON ROAD CARNEGIE VIC 3163	\$424,000	01-Jun-24

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: 09 September 2024

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**7/31 MOONYA ROAD CARNEGIE  
VIC 3163**

1 1 1

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**21-Jul-24**

Distance

**0.84km**



**9/14 YENDON ROAD CARNEGIE  
VIC 3163**

1 1 1

Sold Price

**\$424,000**

Sold Date

**01-Jun-24**

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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