

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

3/12 CROSBIE 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

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,670,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Jul 2023

to

30 Jun 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

27 VICTORY STREET MURRUMBEENA VIC 3163	\$1,020,000	05-Jul-24
99A OAKLEIGH ROAD CARNEGIE VIC 3163	\$1,110,000	25-Apr-24
2/12 HOWE STREET MURRUMBEENA VIC 3163	\$1,080,000	10-Feb-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: 22 July 2024



**27 VICTORY STREET
MURRUMBEENA VIC 3163**

 3  1  1

Sold Price ^{RS} **\$1,020,000** Sold Date **05-Jul-24**

Distance **0.12km**



**99A OAKLEIGH ROAD CARNEGIE
VIC 3163**

 3  2  1

Sold Price **\$1,110,000** Sold Date **25-Apr-24**

Distance **1.03km**



**2/12 HOWE STREET
MURRUMBEENA VIC 3163**

 3  -  -

Sold Price **\$1,080,000** Sold Date **10-Feb-24**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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