

## 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

9/5 MURRUMBEENA 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

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

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

202/1100 DANDENONG ROAD CARNEGIE VIC 3163	\$510,000	30-Oct-21
106/121 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$480,000	08-Oct-21
12/13 ROSSTOWN ROAD CARNEGIE VIC 3163	\$512,000	06-Oct-21

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: 08 March 2022



**202/1100 DANDENONG ROAD  
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$510,000** Sold Date **30-Oct-21**

Distance **0.67km**



**106/121 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

 2  2  1

Sold Price **\$480,000** Sold Date **08-Oct-21**

Distance **0.84km**



**12/13 ROSSTOWN ROAD  
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$512,000** Sold Date **06-Oct-21**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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