

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

9/41 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$602,000

House

Unit

X

Suburb

Murrumbeena

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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 six 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
1	5/47 Murrumbeena Rd MURRUMBEENA 3163	\$650,000	08/07/2017
2	205/41 Murrumbeena Rd MURRUMBEENA 3163	\$640,000	09/09/2017
3	6/51-53 Murrumbeena Rd MURRUMBEENA 3163	\$582,000	13/05/2017

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 six months.~~

9/41 Murrumbeena Road, Murrumbeena Vic 3163

Bede White
9592 9299
0455 046 684
bwhite@rtedgar.com.au



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000
Median Unit Price
Year ending June 2017: \$602,000

Comparable Properties



5/47 Murrumbeena Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 1

Price: \$650,000
Method: Private Sale
Date: 08/07/2017
Rooms: 3
Property Type: Apartment



205/41 Murrumbeena Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 2 1

Price: \$640,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: Apartment



6/51-53 Murrumbeena Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 2

Price: \$582,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 3
Property Type: Apartment