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

1/1 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000)				
Median sale p	rice									
Median price	\$614,000	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	01/01/2022	to	31/12/2022	2	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	25a Oakdene Cr CARNEGIE 3163	\$885,000	22/10/2022
2	243a Neerim Rd CARNEGIE 3163	\$850,000	17/12/2022
3	1/281 Koornang Rd CARNEGIE 3163	\$794,000	12/11/2022

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.

This Statement of Information was prepared on:

17/01/2023 10:57









Property Type: Office (Strata/Subdivided Office) Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price Year ending December 2022: \$614,000

Comparable Properties



25a Oakdene Cr CARNEGIE 3163 (REI/VG)



Price: \$885,000 Method: Auction Sale Date: 22/10/2022 Property Type: House (Res) Land Size: 328 sqm approx

243a Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

Agent Comments





Price: \$850,000 Method: Auction Sale Date: 17/12/2022 Property Type: House (Res) Land Size: 209 sqm approx



1/281 Koornang Rd CARNEGIE 3163 (REI)



Agent Comments

Price: \$794,000 Method: Auction Sale Date: 12/11/2022 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



propertydata

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