

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$614,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2022

to

31/12/2022

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 | 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



2   
 1   
 1

**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)**

Agent Comments

2   
 1   
 2

**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

2   
 1   
 -

**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

2   
 1   
 1

**Price:** \$794,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** Unit