

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

479a Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,580,000

Median sale price

Median price \$1,697,500

Property Type House

Suburb Murrumbeena

Period - From 01/10/2021

to 30/09/2022

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	20a Coling Av CARNEGIE 3163	\$1,580,000	03/09/2022
2	20A Edgewood St CARNEGIE 3163	\$1,510,000	03/09/2022
3			

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:

18/10/2022 09:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,580,000
Median House Price
Year ending September 2022: \$1,697,500

Comparable Properties



20a Coling Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 262 sqm approx



20A Edgewood St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9593 4500