

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

Brand new 2 bedroom apartment luxury interior and inclusions POATH ROAD
MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jul 2022

to

30 Jun 2023

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

6/76 ARDYNE STREET MURRUMBEENA VIC 3163	\$750,000	07-Feb-23
1/22 BRISBANE STREET MURRUMBEENA VIC 3163	\$675,000	19-Nov-22

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: 13 July 2023

**6/76 ARDYNE STREET
MURRUMBEENA VIC 3163**

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Sold Price **\$750,000** Sold Date **07-Feb-23**Distance **0.71km****1/22 BRISBANE STREET
MURRUMBEENA VIC 3163**

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Sold Price **\$675,000** Sold Date **19-Nov-22**Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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