

# 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

5/30 Victory Street, 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 \$480,000 & \$520,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/04/2020

to 31/03/2021

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	7/8 Ormond Rd ORMOND 3204	\$488,000	23/06/2021
2	12/21 Camden Rd HUGHESDALE 3166	\$505,000	27/05/2021
3	2/60 Ulupna Rd ORMOND 3204	\$503,500	27/05/2021

**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:

25/06/2021 13:21

5/30 Victory Street, Murrumbena Vic 3163

**Jellis  
Craig**

Ari Levin

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending March 2021: \$610,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**7/8 Ormond Rd ORMOND 3204 (REI)**

Agent Comments

 2  1  1

**Price:** \$488,000

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Property Type:** Apartment



**12/21 Camden Rd HUGHESDALE 3166 (REI)**

Agent Comments

 2  1  1

**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** Apartment



**2/60 Ulupna Rd ORMOND 3204 (REI)**

Agent Comments

 2  1  1

**Price:** \$503,500

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** Unit

**Account** - Jellis Craig | P: 03 9593 4500