

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

18/2-4 William Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$600,050

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2019

to 30/09/2020

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	104/3-9 Elliott Av CARNEGIE 3163	\$637,500	31/05/2020
2	2/365-367 Neerim Rd CARNEGIE 3163	\$632,937	26/06/2020
3	3/369 Neerim Rd CARNEGIE 3163	\$555,000	23/05/2020

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:

11/11/2020 15:47



Rooms: 4

Property Type: Strata Unit/Flat

Land Size: 82 internal + balcony
sqm approx

Agent Comments

Comparable Properties



104/3-9 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$637,500

Method: Sold Before Auction

Date: 31/05/2020

Rooms: 3

Property Type: Apartment



2/365-367 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$632,937

Method: Sale

Date: 26/06/2020

Property Type: Strata Unit/Flat



3/369 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 23/05/2020

Property Type: Apartment