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 betweer	\$550,000		&		\$605,000					
Median sale p	rice									
Median price	\$600,050	Pro	operty Type	Unit			Suburb	Murrumbeena		
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress 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



18/2-4 William Street, Murrumbeena Vic 3163







Rooms: 4 Property Type: Strata Unit/Flat Land Size: 82 internal + balcony sqm approx Agent Comments Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending September 2020: \$600,050

Comparable Properties



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



Price: \$637,500 Method: Sold Before Auction Date: 31/05/2020 Rooms: 3 Property Type: Apartment

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

Agent Comments

Agent Comments





Price: \$632,937 Method: Sale Date: 26/06/2020 Property Type: Strata Unit/Flat



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



I63 (REI/VG) Agent Comments

Price: \$555,000 Method: Private Sale Date: 23/05/2020 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.