

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

7/34 BUTE STREET 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

or range
between

\$280,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Oct 2023

to

30 Sep 2024

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

16/6 NEWMAN AVENUE CARNEGIE VIC 3163	\$293,000	18-Jul-24
10/6 NEWMAN AVENUE CARNEGIE VIC 3163	\$295,000	31-May-24
7/9 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$298,000	22-May-24

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: 01 October 2024



16/6 NEWMAN AVENUE CARNEGIE VIC 3163 Sold Price **\$293,000** Sold Date **18-Jul-24**

 1  1  -

Distance **1.64km**



10/6 NEWMAN AVENUE CARNEGIE VIC 3163 Sold Price **\$295,000** Sold Date **31-May-24**

 1  1  1

Distance **1.64km**



7/9 MURRUMBEENA ROAD MURRUMBEENA VIC 3163 Sold Price **\$298,000** Sold Date **22-May-24**

 1  1  1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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