

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

11/5 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$378,000

Median sale price

Median price \$378,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/07/2019

to 30/09/2019

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	1/9 Sydney St MURRUMBEENA 3163	\$392,250	29/06/2019
2	1/16 Adelaide St MURRUMBEENA 3163	\$380,000	12/10/2019
3	218/9 Morton Av CARNEGIE 3163	\$375,000	19/10/2019

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:

11/11/2019 09:43



Property Type: Apartment

Agent Comments

Comparable Properties



1/9 Sydney St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$392,250

Method: Auction Sale

Date: 29/06/2019

Rooms: 2

Property Type: Unit



1/16 Adelaide St MURRUMBEENA 3163 (REI) Agent Comments



Price: \$380,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment



218/9 Morton Av CARNEGIE 3163 (REI) Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment