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

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Single price \$378,000

Median sale price

Median price	\$378,000	Pro	perty Type Unit	t		Suburb	Murrumbeena
Period - From	01/07/2019	to	30/09/2019	Sou	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.

Ade	dress 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





Nick Renna





Property Type: Apartment Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$378,000 Median Unit Price September quarter 2019: \$378,000

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) Ag

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

Account - Jellis Craig | P: 03 9194 1200



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.