

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 11/34 Rosella Street, Murrumbeena VIC 3163

Indicative selling price

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

Single Price \$239,000

Median sale price

Median price \$595,000 Property type Apartment Suburb Murrumbeena

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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. 3/161a Oakleigh Road, Carnegie VIC 3163	\$247,500	21/10/2024
2. 2/9 Toward Street, Murrumbeena VIC 3163	\$240,000	05/10/2024
3. 18/780-782 Warrigal Road, Malvern East VIC 3145	\$242,000	25/09/2024

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: 16.12.2024