

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

3/36 Railway Parade 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 May 2020

to

30 Apr 2021

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

106/28 Rosella Street Murrumbeena VIC 3163	\$380,000	27-Feb-21
6/30 Railway Parade Murrumbeena VIC 3163	\$335,000	09-Nov-20
10/25 Omama Road Murrumbeena VIC 3163	\$336,000	17-Apr-21

OR

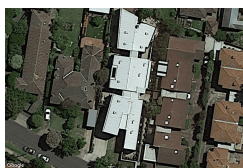
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



106/28 Rosella Street Murrumbidgee VIC 3163

 1  1  1

^{RS} **\$380,000** Sold Date **27-Feb-21**

Distance **0.09km**



6/30 Railway Parade Murrumbidgee VIC 3163

 1  1  1

\$335,000 Sold Date **09-Nov-20**

Distance **0.12km**



10/25 Omama Road Murrumbidgee VIC 3163

 1  1  1

^{RS} **\$336,000** Sold Date **17-Apr-21**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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