



2   
 1   
 1

**Rooms:****Property Type:** Unit**Land Size:** 69.7 sqm

Agent Comments

**Indicative Selling Price**

\$510,000 - \$561,000

**Median Unit Price**

Year ending March 2017: \$618,500

In this exclusive pocket nestled between Murrumbeena Primary School and the beautiful Boyd Park, this sun splashed 2 bedroom brick villa enjoys polished boards, an inviting living & dining room, 2 lovely bedrooms (BIRs), bathroom/laundry, a modern kitchen opening to a leafy garden courtyard & a carport. In a no through road, walk to Murrumbeena Village, train & Chadstone.

## Comparable Properties

**1/19a Truganini Rd CARNEGIE 3163 (REI)**

2   
 1   
 1

**Price:** \$560,000**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** 4**Property Type:** Apartment

## Agent Comments

Although the property is an apartment - it boasts a ground floor security apartment with a large courtyard. the courtyard is substantially larger than the property for sale at Nangana Road.

**4/70 Moonya Rd CARNEGIE 3163 (REI)**

2   
 1   
 1

**Price:** \$558,000**Method:** Auction Sale**Date:** 18/02/2017**Rooms:** 3**Property Type:** Unit

## Agent Comments

**3/12-16 Carrum St MALVERN EAST 3145 (REI/VG)**

2   
 2   
 1

**Price:** \$510,000**Method:** Private Sale**Date:** 22/12/2016**Rooms:** 4**Property Type:** Apartment

## Agent Comments

Although this property is also an apartment, it also boasts a two bedroom, ground floor unit within a 2 kilometre radius and also has a courtyard of similar size to the property for sale at Nangana Road.

## 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

1/1 Nangana Road, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000

&amp;

\$561,000

## Median sale price

Median price \$618,500

Unit X

Suburb Murrumbeena

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

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
1/19a Truganini Rd CARNEGIE 3163	\$560,000	04/03/2017
4/70 Moonya Rd CARNEGIE 3163	\$558,000	18/02/2017
3/12-16 Carrum St MALVERN EAST 3145	\$510,000	22/12/2016