

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

7/23 BRISBANE STREET 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

\$290,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 May 2022

to

30 Apr 2023

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

1/23 BRISBANE STREET MURRUMBEENA VIC 3163	\$311,000	20-May-23
4/9 PERTH STREET MURRUMBEENA VIC 3163	\$312,000	17-Dec-22
4/25 BRISBANE STREET MURRUMBEENA VIC 3163	\$320,000	12-Dec-22

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: 31 May 2023

Bernard Mel

M 0448712612

E bmel@hockingstuart.com.au


**1/23 BRISBANE STREET
MURRUMBEENA VIC 3163**

1 1 1

Sold Price

RS - UN

Sold Date **20-May-23**

Distance **0km**

**4/9 PERTH STREET
MURRUMBEENA VIC 3163**

1 1 1

Sold Price

\$312,000

Sold Date **17-Dec-22**

Distance **0.13km**

**4/25 BRISBANE STREET
MURRUMBEENA VIC 3163**

1 1 1

Sold Price

\$320,000

Sold Date **12-Dec-22**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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