

## 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

15/190 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,250

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/11 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$297,500	16-Nov-23
3/8 KANGAROO ROAD MURRUMBEENA VIC 3163	\$300,000	19-Dec-23

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: 05 February 2024



**3/11 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

1 1 1

Sold Price

RS

**\$297,500**

Sold Date

**16-Nov-23**

Distance

**1.36km**



**3/8 KANGAROO ROAD  
MURRUMBEENA VIC 3163**

1 1 1

Sold Price

RS

**\$300,000**

Sold Date

**19-Dec-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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