

# 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

6/17 Railway Parade, 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

\$550,000

&

\$575,000

### Median sale price

Median price

\$611,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

25/07/2019

to

24/07/2020

Source

REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

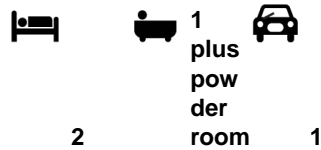
	Address of comparable property	Price	Date of sale
1	3/9 Dunoon St MURRUMBEENA 3163	\$600,000	15/02/2020
2	6/124 Murrumbeena Rd MURRUMBEENA 3163	\$590,000	14/05/2020
3			

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 six months.~~

This Statement of Information was prepared on:

25/07/2020 13:16



**Property Type:** Apartment

**Land Size:** 60 internally and 40  
courtyard approximately sqm  
approx

Agent Comments

Garden apartment

## Comparable Properties



**3/9 Dunoon St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Rooms:** 3

**Property Type:** Apartment



**6/124 Murrumbreena Rd MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 14/05/2020

**Rooms:** 3

**Property Type:** Apartment

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.