

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

15/95-101 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2020

to

31/03/2020

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.

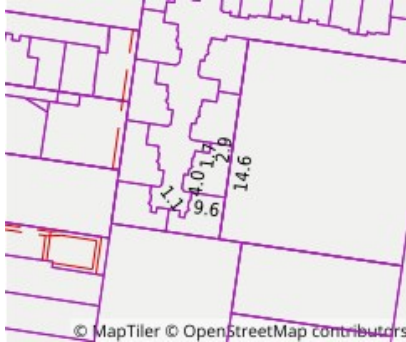
	Address of comparable property	Price	Date of sale
1	15/51 Murrumbeena Rd MURRUMBEENA 3163	\$680,000	25/05/2020
2	3/203 Grange Rd GLEN HUNTLY 3163	\$660,000	15/06/2020
3	5/4 Watson Gr GLEN HUNTLY 3163	\$612,000	22/02/2020

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:

08/07/2020 15:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2020: \$562,500

Comparable Properties



15/51 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments
(REI)



Price: \$680,000

Method: Private Sale

Date: 25/05/2020

Property Type: Apartment



3/203 Grange Rd GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$660,000

Method: Private Sale

Date: 15/06/2020

Property Type: Unit



5/4 Watson Gr GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment