

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

7/24 ROSELLA 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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Apr 2023

to

31 Mar 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

14/24 ROSELLA STREET MURRUMBEENA VIC 3163	\$300,000	11-Dec-23
3/21-23 DUNOON STREET MURRUMBEENA VIC 3163	\$290,000	16-Jan-24
2/108 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$300,000	11-Nov-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: 09 April 2024



**14/24 ROSELLA STREET
 MURRUMBEENA VIC 3163**

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Sold Price **\$300,000** Sold Date **11-Dec-23**

Distance **0km**



**3/21-23 DUNOON STREET
 MURRUMBEENA VIC 3163**

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Sold Price **\$290,000** Sold Date **16-Jan-24**

Distance **0.61km**



**2/108 MURRUMBEENA ROAD
 MURRUMBEENA VIC 3163**

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Sold Price **\$300,000** Sold Date **11-Nov-23**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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