

## 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

7/190 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Oct 2021

to

30 Sep 2022

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

9/1214 DANDENONG ROAD MURRUMBEENA VIC 3163	\$355,000	08-Jul-22
103/6 MORTON AVENUE CARNEGIE VIC 3163	\$372,500	03-Jun-22
6/14 SYDNEY STREET MURRUMBEENA VIC 3163	\$365,000	03-May-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: 18 October 2022


**9/1214 DANDENONG ROAD  
MURRUMBEENA VIC 3163**
 1  1  1

Sold Price **\$355,000** Sold Date **08-Jul-22**

Distance **1.46km**

**103/6 MORTON AVENUE  
CARNEGIE VIC 3163**
 1  1  1

Sold Price **\$372,500** Sold Date **03-Jun-22**

Distance **1.36km**

**6/14 SYDNEY STREET  
MURRUMBEENA VIC 3163**
 1  1  1

Sold Price **\$365,000** Sold Date **03-May-22**

Distance **1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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