

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

4/19 Brisbane 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Oct 2018

to

30 Sep 2019

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

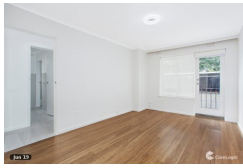
Date of sale

3/23 Brisbane Street Murrumbeena VIC 3163	\$338,000	30-May-19
4/21-23 Dunoon Street Murrumbeena VIC 3163	\$335,000	01-Jun-19
6/36 Railway Parade Murrumbeena VIC 3163	\$325,000	27-Jul-19

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: 21 October 2019



3/23 Brisbane Street Murrumbeena VIC 3163

1 1 1

Sold Price

\$338,000

Sold Date

30-May-19

Distance

0.04km



4/21-23 Dunoon Street Murrumbeena VIC 3163

1 1 1

Sold Price

\$335,000

Sold Date

01-Jun-19

Distance

0.73km



6/36 Railway Parade Murrumbeena VIC 3163

1 1 1

Sold Price

\$325,000

Sold Date

27-Jul-19

Distance

0.95km



9/36 Rosella Street Murrumbeena VIC 3163

1 1 1

Sold Price

\$296,350

Sold Date

29-May-19

Distance

1.09km



5/176 Murrumbeena Road Murrumbeena VIC 3163

1 1 1

Sold Price

\$300,000

Sold Date

06-Aug-19

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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