

## 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

1/1 KANGAROO 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

\$1,390,000

&

\$1,490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Murrumbena

Period-from

01 Jul 2021

to

30 Jun 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

|                                      |   |           |
|--------------------------------------|---|-----------|
| 1/29 JERSEY PARADE CARNEGIE VIC 3163 | - | 11-Jul-22 |
| 1/2 NEWMAN AVENUE CARNEGIE VIC 3163  | - | 17-Mar-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: 25 July 2022



## 1/29 JERSEY PARADE CARNEGIE VIC 3163

Sold Price

<sup>RS</sup> - Sold Date **11-Jul-22**

4 2 2

Distance **1.17km**



## 1/2 NEWMAN AVENUE CARNEGIE VIC 3163

Sold Price

- Sold Date **17-Mar-22**

4 2 2

Distance **1.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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