

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

1/38 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Murrumbeena

Period - From 24/11/2019

to 23/11/2020

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	4/35 Tranmere Av CARNEGIE 3163	\$580,000	15/06/2020
2	2/9 Dunoon St MURRUMBEENA 3163	\$541,800	27/06/2020
3	4/119-123 Atkinson St OAKLEIGH 3166	\$535,000	07/07/2020

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:

24/11/2020 14:29



2 1 1

Rooms: 4

Property Type: Apartment

Land Size: 81+ courtyard sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

24/11/2019 - 23/11/2020: \$590,000

Beyond the security entrance & intercom of this solid brick 60s boutique block, step into a hallway and on to a separate kitchen & meals area, through to a spacious, sun-drenched living room with an easterly aspect. Central bathroom (WM taps) bedrooms with built in robes. The master opens out to a huge private courtyard ready for new life. This 1960s block was refurbished around 20 years ago, inside & out. A carport on title, but you may not need a car at all being just a short walk to Hughesdale & Murrumbeena's excellent eateries, cafes, shops & stations. Vacant possession optional

Comparable Properties



4/35 Tranmere Av CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$580,000

Method: Sale

Date: 15/06/2020

Property Type: Strata Unit/Flat



2/9 Dunoon St MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$541,800

Method: Auction Sale

Date: 27/06/2020

Rooms: 3

Property Type: Apartment



4/119-123 Atkinson St OAKLEIGH 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 07/07/2020

Property Type: Apartment