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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	ו \$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	24/11/2019	to	23/11/2020		So	urce	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.

Ad	dress 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





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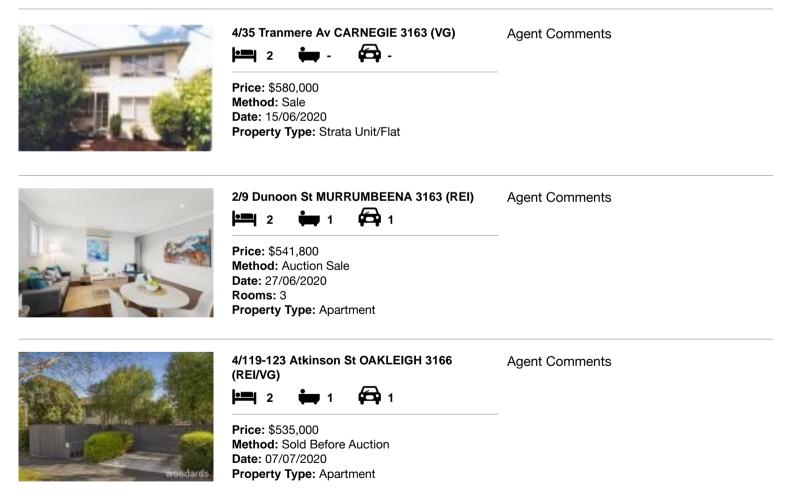




Rooms: 4 Property Type: Apartment Land Size: 81+ couryard sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 24/11/2019 - 23/11/2020: \$590,000

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



Account - Jellis Craig | P: 03 9593 4500

