### 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

2/488 Neerim Road, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$380,000		&		\$418,000			
Median sale p	rice							
Median price	\$734,415	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/01/2021	to	31/03/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	1/35 Rosstown Rd CARNEGIE 3163	\$483,000	01/05/2021
2	712/16 Woorayl St CARNEGIE 3163	\$430,000	22/03/2021
3	6/6 Kokaribb Rd CARNEGIE 3163	\$422,000	26/02/2021

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:

10/05/2021 13:00



# RT Edgar





Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$380,000 - \$418,000 Median Unit Price March quarter 2021: \$734,415

## **Comparable Properties**



1/35 Rosstown Rd CARNEGIE 3163 (REI)



Price: \$483,000 Method: Auction Sale Date: 01/05/2021 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$430,000 Method: Sold Before Auction Date: 22/03/2021 Rooms: 2

Property Type: Apartment

1

1



6/6 Kokaribb Rd CARNEGIE 3163 (REI/VG)

712/16 Woorayl St CARNEGIE 3163 (REI)



Agent Comments

Price: \$422,000 Method: Sold After Auction Date: 26/02/2021 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.