

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$418,000

### Median sale price

Median price

\$734,415

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/03/2021

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	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



1 1 1

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)

Agent Comments

1 1 1

Price: \$483,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment



712/16 Woorayl St CARNEGIE 3163 (REI)

Agent Comments

1 1 1

Price: \$430,000

Method: Sold Before Auction

Date: 22/03/2021

Rooms: 2

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$422,000

Method: Sold After Auction

Date: 26/02/2021

Property Type: Apartment