

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

205/41 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$588,250

House

Unit

X

Suburb Murrumbeena

Period - From 01/04/2017

to 30/06/2017

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	17/41 Murrumbeena Rd MURRUMBEENA 3163	\$586,000	24/04/2017
2	113/41 Murrumbeena Rd MURRUMBEENA 3163	\$550,000	01/06/2017
3	9/13 (unit 103) Maroona Rd CARNEGIE 3163	\$541,500	06/05/2017

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.~~

205/41 Murrumbeena Road, Murrumbeena Vic 3163



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
June quarter 2017: \$588,250

Comparable Properties



17/41 Murrumbeena Rd MURRUMBEENA 3163 (REI) **Agent Comments**



Price: \$586,000
Method: Sold Before Auction
Date: 24/04/2017
Rooms: 5
Property Type: Apartment



113/41 Murrumbeena Rd MURRUMBEENA 3163 (REI) **Agent Comments**



Price: \$550,000
Method: Private Sale
Date: 01/06/2017
Rooms: 4
Property Type: Apartment



9/13 (unit 103) Maroona Rd CARNEGIE 3163 (REI) **Agent Comments**



Price: \$541,500
Method: Private Sale
Date: 06/05/2017
Rooms: -
Property Type: Apartment