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	205/41 Murrumbeena Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

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	Hou	ISC	Unit	х	Suburb	Murrumbeena
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

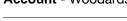
Comparable property sales (*Delete A or B below as applicable)

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.

Α	ddress 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.





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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 Agent Comments

Agent Comments

Agent Comments

└─ 2





Price: \$586,000

Method: Sold Before Auction

Date: 24/04/2017 Rooms: 5

Property Type: Apartment



113/41 Murrumbeena Rd MURRUMBEENA

3163 (REI)

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Price: \$550.000 Method: Private Sale Date: 01/06/2017

Rooms: 4

Property Type: Apartment



9/13 (unit 103) Maroona Rd CARNEGIE 3163

(REI)

-2



Price: \$541,500 Method: Private Sale Date: 06/05/2017

Rooms: -

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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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.