

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

7/95-101 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$2,010,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2023

to 30/06/2023

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	1/37 Woonack Rd CARNEGIE 3163	\$867,000	13/05/2023
2	1/5 Emily St CARNEGIE 3163	\$866,000	03/03/2023
3	4/204 Murrumbeena Rd MURRUMBEENA 3163	\$850,000	20/05/2023

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:

22/08/2023 15:27

7/95-101 Murrumbeena Road, Murrumbeena Vic 3163

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



2 1 1

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median House Price

June quarter 2023: \$2,010,000

Comparable Properties



1/37 Woornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$867,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Unit



1/5 Emily St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$866,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: Unit



4/204 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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