

## 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

9/1214 DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$423,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

6/8 ANZAC STREET CARNEGIE VIC 3163	\$374,900	27-Jan-21
6/14 SYDNEY STREET MURRUMBEENA VIC 3163	\$365,000	03-May-22
14/8 WAHROONGAA CRESCENT MURRUMBEENA VIC 3163	\$374,999	12-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 20 May 2022



Lee Botsios

M 0438 533 066

E lee.botsios@raywhite.com



**6/8 ANZAC STREET CARNEGIE VIC 3163**

Sold Price **\$374,900** Sold Date **27-Jan-21**

1 1 1

Distance **0.29km**



**6/14 SYDNEY STREET  
MURRUMBEENA VIC 3163**

Sold Price

<sup>RS</sup> **\$365,000** Sold Date **03-May-22**

1 1 1

Distance **0.33km**



**14/8 WAHROONGAA CRESCENT  
MURRUMBEENA VIC 3163**

Sold Price

**\$374,999** Sold Date **12-Mar-21**

1 1 1

Distance **0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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