

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

4/21 Rosella Street, Murrumbeena, VIC 3163

Indicative selling price

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

Single price

\$730,000

or range between

&

Median sale price

Median price

\$ 665,000

Property type

Unit

Suburb

MURRUMBEENA

Period - From

10/04/2024

to

09/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	3/1348 Dandenong Road Hughesdale Vic 3166	\$748,000	2024-05-04
2	1/512 Neerim Road Murrumbeena Vic 3163	\$795,000	2024-06-01
3	8/16 Fellows Street Hughesdale Vic 3166	\$700,000	2024-06-15

This Statement of Information was prepared on: 10/10/2024

