



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
6/2-4 William Street,  
MURRUMBEENA

2 2 2 1

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$590,000**



**Jeff Anderson**

0411 222 744

[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)



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Auctioneers



Buyers Advocacy



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Owners Corporation

Ross-Hunt Real Estate Pty Ltd  
A: 99-105 Union Road, Surrey Hills 3127  
E: [sales@rosshunt.com.au](mailto:sales@rosshunt.com.au) | T: (03) 9830 4044  
[www.rosshunt.com.au](http://www.rosshunt.com.au)

# 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

6/2-4 William Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Murrumbeena

Period - From 16/12/2019

to 15/12/2020

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	2/1407-1409 Dandenong Rd MALVERN EAST 3145	\$611,500	12/11/2020
2	101/1170 Dandenong Rd CARNEGIE 3163	\$580,000	24/10/2020
3	203/124 Murrumbeena Rd MURRUMBEENA 3163	\$568,250	04/12/2020

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:

16/12/2020 11:56



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/1407-1409 Dandenong Rd MALVERN EAST  
3145 (REI)**

Agent Comments



**Price:** \$611,500

**Method:** Private Sale

**Date:** 12/11/2020

**Property Type:** Apartment

**101/1170 Dandenong Rd CARNEGIE 3163  
(REI)**

Agent Comments



**Price:** \$580,000

**Method:** Auction Sale

**Date:** 24/10/2020

**Property Type:** Apartment



**203/124 Murrumbeena Rd MURRUMBEENA  
3163 (REI)**

Agent Comments



**Price:** \$568,250

**Method:** Private Sale

**Date:** 04/12/2020

**Rooms:** 3

**Property Type:** Apartment