

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

1/36 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$545,000 & \$585,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/01/2021

to 31/12/2021

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	2/16 Jersey Pde CARNEGIE 3163	\$621,000	27/11/2021
2	1/6 Rigby Av CARNEGIE 3163	\$595,000	04/12/2021
3	2/40 Tranmere Av CARNEGIE 3163	\$595,000	09/02/2022

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:

21/03/2022 11:23



2 1 1

Property Type: Unit

Agent Comments

Much loved ground floor solid brick security apartment in its own delightful gardens. With private entrance, this accommodating abode enjoys a warm and inviting living room, stylishly updated kitchen/meals with designer tiled splashback, ceiling fans, double blinds and a carport.

Indicative Selling Price

\$545,000 - \$585,000

Median Unit Price

Year ending December 2021: \$590,000

Comparable Properties



2/16 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$621,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment



1/6 Rigby Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Apartment



2/40 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 09/02/2022

Property Type: Apartment