

STATEMENT OF INFORMATION Prepared on 03 Apr 2019

Section 47AF of the Estate Agents Act 1980

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UNIT Offered for Sale

5/176 Murrumbeena Road Murrumbeena VIC 3163

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Indicative Selling Price

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

Range between \$290,000 & \$319,000

Median Sale Price

\$650,000 Units in Murrumbeena between 01 Apr 2018 - 31 Mar 2019 Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



	9/12A Toward Street Murrumbeena Sold Price VIC 3163				\$325,000	Sold Date	23-Feb-19
	四 1	1	⇔ 1			Distance	0.61km
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9/7 Crosbie Road Murrumbeena VIC 3163	Sold Price	\$330,000	Sold Date	19-Dec-18
			Distance	0.73km



A Start	7/15 S VIC 31	ydney S 63	street Murrumbeena	Sold Price	\$298,000	Sold Date	24-Oct-18
	่ 貫 1	1	⇔ 1			Distance	0.95km

RS = Recent sale UN = Undisclosed Sale

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