

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

19/488 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$734,415

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2021

to

31/03/2021

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	102/17 Murrumbeena Rd MURRUMBEENA 3163	\$405,000	25/05/2021
2	15/488 Neerim Rd MURRUMBEENA 3163	\$390,000	13/04/2021
3	10/314 Neerim Rd CARNEGIE 3163	\$395,000	29/03/2021

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:

08/06/2021 20:32



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Rooms: 3

Property Type: Apartment

Land Size: 58 (int) +balcony
+storage +OSP sqm approx

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

March quarter 2021: \$734,415

Comparable Properties



**102/17 Murrumbeena Rd MURRUMBEENA
3163 (REI)**

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 25/05/2021

Property Type: Apartment



15/488 Neerim Rd MURRUMBEENA 3163 (REI) Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 13/04/2021

Property Type: Apartment



10/314 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$395,000

Method: Sale

Date: 29/03/2021

Property Type: Strata Unit/Flat