

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

5/9 Toward Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price

\$543,750

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2019

to

31/12/2019

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	3/18 Bute St MURRUMBEENA 3163	\$285,250	12/12/2019
2	8/36 Woonack Rd CARNEGIE 3163	\$277,500	22/08/2019
3	8/20 Strathearn Av MURRUMBEENA 3163	\$270,500	26/09/2019

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:

04/02/2020 16:57



Rooms: 2

Property Type: Apartment

Land Size: 38 internally sqm approx

Agent Comments

Excellent entry-level apartment, renovated to suit today's modern living as a home or low-fuss investment. Built in the 60's this solid brick beauty enjoys a sunny northerly aspect, modern kitchen including front loader washer/dryer + extra storage, bedroom with BIR and en suite. Just a short walk to Murrumbeena station, cafes plus a plethora of parks and just a station or two from Monash University, Chadstone, Carnegie and Oakleigh Shopping. Carport on title. Excellent tenant paying \$280pw (\$1217pcm) on a lease to 17th April. Keep the tenant or purchase with vacant possession!

Comparable Properties



3/18 Bute St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$285,250

Method: Sold Before Auction

Date: 12/12/2019

Rooms: 2

Property Type: Apartment

8/36 Wornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$277,500

Method: Sold Before Auction

Date: 22/08/2019

Rooms: 2

Property Type: Apartment



8/20 Strathearn Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$270,500

Method: Private Sale

Date: 26/09/2019

Rooms: 2

Property Type: Apartment