

# 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

1/14 Sydney 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 \$480,000 & \$520,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2020

to 30/09/2021

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	5/145 Murrumbeena Rd MURRUMBEENA 3163	\$515,500	22/05/2021
2	3/5 Murrumbeena Rd MURRUMBEENA 3163	\$511,000	20/05/2021
3	6/6 Rosstown Rd CARNEGIE 3163	\$495,000	23/06/2021

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:

08/11/2021 15:43



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

**5/145 Murrumbeena Rd MURRUMBEENA 3163** Agent Comments  
(REI/VG)



**Price:** \$515,500

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Apartment

**3/5 Murrumbeena Rd MURRUMBEENA 3163** Agent Comments  
(REI/VG)



**Price:** \$511,000

**Method:** Auction Sale

**Date:** 20/05/2021

**Property Type:** Apartment



**6/6 Rosstown Rd CARNEGIE 3163 (REI/VG)** Agent Comments



**Price:** \$495,000

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Rooms:** 4

**Property Type:** Apartment