

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

1/10 Weeroona Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$790,000

&

\$850,000

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	2/32 Hobart Rd MURRUMBEENA 3163	\$938,000	10/11/2021
2	1/3 Canterbury St HUGHESDALE 3166	\$851,000	13/08/2021
3			

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:

12/11/2021 17:14



2
 1
 1

Rooms: 4

Property Type: Unit

Agent Comments

Stylishly renovated 2 bedroom freestanding villa, metres to Boyd Park, featuring a brilliant open plan entertaining area with seamless stone kitchen (integrated fridge/freezer, dishwasher), 2 relaxing bedrooms (BIRs), an on-trend bathroom, sleek powder room & a north facing alfresco deck (bench seating). Designed for peaceful enjoyment, it's comfortable with Tasmanian Oak floors, ducted heating, R/C air cond & a secure open garage. Opposite Murrumbeena Primary School, walk to parks, Chadstone, transport & Murrumbeena Village.

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending September 2021: \$580,000

Comparable Properties



2/32 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

2
 1
 2

Price: \$938,000

Method: Auction Sale

Date: 10/11/2021

Property Type: Townhouse (Single)



1/3 Canterbury St HUGHESDALE 3166 (REI/VG)

Agent Comments

2
 1
 2

Price: \$851,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Unit

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.

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