

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

9/2-4 William Street Murrumbeena 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$620,000

or range between

&

Median sale price

Median price

\$579,999

Property type

apartment

Suburb

Murrumbeena

Period - From

1/10/2023

to

30/9/2023

Source

REA

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
3/124 Murrumbeena Road, Murrumbeena, Vic 3163	\$640,000	31 Aug 2023
11/128 Murrumbeena Road, Murrumbeena, Vic 3163	\$611,000	31 Aug 2023
117/41 Murrumbeena Road, Murrumbeena, Vic 3163	\$615,000	03 Aug 2023

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:

10/10/2023 16:00