

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

3/1 Nangana Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$589,125

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2020

to 31/12/2020

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	4/63 Poath Rd MURRUMBEENA 3163	\$687,500	23/01/2021
2	18/2-4 William St MURRUMBEENA 3163	\$610,000	26/11/2020
3	6/2-4 William St MURRUMBEENA 3163	\$580,000	14/01/2021

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:

24/03/2021 13:24



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Property Type: Flat

Agent Comments

Comparable Properties



4/63 Poath Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**

 2  1  1

Price: \$687,500

Method: Auction Sale

Date: 23/01/2021

Property Type: Unit



18/2-4 William St MURRUMBEENA 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment



6/2-4 William St MURRUMBEENA 3163 (VG) **Agent Comments**

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Price: \$580,000

Method: Sale

Date: 14/01/2021

Property Type: Strata Unit/Flat