Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
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Indicative selling price

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

Median sale price

Median price	\$589,125	Pro	perty Type U	nit		Suburb	Murrumbeena
Period - From	01/10/2020	to	31/12/2020	So	ource	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

Add	dress 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 comparableproperties 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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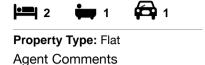


Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price

December quarter 2020: \$589,125





Comparable Properties



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

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Price: \$687,500 Method: Auction Sale Date: 23/01/2021 Property Type: Unit



18/2-4 William St MURRUMBEENA 3163

(REI/VG)

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Price: \$610,000 Method: Private Sale Date: 26/11/2020

Property Type: Apartment

Agent Comments



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

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Price: \$580,000 Method: Sale Date: 14/01/2021

Property Type: Strata Unit/Flat

Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



