

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

5/20 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$600,050

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2019

to 30/09/2020

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	4/40 Munster Av CARNEGIE 3163	\$705,500	14/05/2020
2	3/7 Munro Av CARNEGIE 3163	\$676,000	24/07/2020
3	15/95-101 Murrumbeena Rd MURRUMBEENA 3163	\$651,800	31/07/2020

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:

20/10/2020 11:26



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

Year ending September 2020: \$600,050

Comparable Properties



4/40 Munster Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$705,500
Method: Private Sale
Date: 14/05/2020
Rooms: 3
Property Type: Unit



3/7 Munro Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$676,000
Method: Private Sale
Date: 24/07/2020
Rooms: 3
Property Type: Unit



15/95-101 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$651,800
Method: Private Sale
Date: 31/07/2020
Property Type: Unit