



2   
 1   
 2

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Opposite Murrumbeena Park with expansive park views, this stylishly renovated freestanding 2 bedroom villa has a fabulous sense of space inside & out, featuring stained floorboards, north facing living & dining areas, impressive Smeg stone kitchen, stunning bathroom, 2nd toilet, attic storage, sunny wrap around courtyard garden & an auto garage. Walk to Village & train.

## Comparable Properties

**4/76 Wornack Rd CARNEGIE 3163 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$805,000**Method:** Private Sale**Date:** 21/04/2017**Rooms:** -**Property Type:** Apartment**3/2-4 Moonya Rd CARNEGIE 3163 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$790,000**Method:** Auction Sale**Date:** 11/03/2017**Rooms:** 3**Property Type:** Unit**3/16 Newman Av CARNEGIE 3163 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$757,500**Method:** Auction Sale**Date:** 11/02/2017**Rooms:** 3**Property Type:** Unit

## 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

1/48 Kangaroo Road, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&amp;

\$820,000

## Median sale price

Median price \$618,500

Unit X

Suburb Murrumbeena

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/76 Woornack Rd CARNEGIE 3163	\$805,000	21/04/2017
3/2-4 Moonya Rd CARNEGIE 3163	\$790,000	11/03/2017
3/16 Newman Av CARNEGIE 3163	\$757,500	11/02/2017