

# 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

3/30 Rosella Street, 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 \$700,000 & \$750,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Murrumbeena

Period - From 07/06/2021

to 06/06/2022

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	2/18 Rosella St MURRUMBEENA 3163	\$750,000	17/12/2021
2	2/20 Rosella St MURRUMBEENA 3163	\$749,500	15/05/2022
3	4/5 Toolambool Rd CARNEGIE 3163	\$732,759	08/04/2022

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:

07/06/2022 12:55



 2    1    1

**Property Type:** UNIT

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

07/06/2021 - 06/06/2022: \$615,000

## Comparable Properties

**2/18 Rosella St MURRUMBEENA 3163 (VG)**

Agent Comments

 2    -    -

**Price:** \$750,000

**Method:** Sale

**Date:** 17/12/2021

**Property Type:** Flat/Unit/Apartment (Res)



**2/20 Rosella St MURRUMBEENA 3163 (REI)**

Agent Comments

 2    1    1

**Price:** \$749,500

**Method:** Sold After Auction

**Date:** 15/05/2022

**Property Type:** Villa



**4/5 Toolambool Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

 2    -    1

**Price:** \$732,759

**Method:** Private Sale

**Date:** 08/04/2022

**Rooms:** 1

**Property Type:** Apartment