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	3/30 Rosella Street, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$615,000	Pro	perty Type	Jnit		Suburb	Murrumbeena
Period - From	07/06/2021	to	06/06/2022	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	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 comparableproperties 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









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)

-- 2





Agent Comments

Agent Comments

Agent Comments

Price: \$750,000 Method: Sale Date: 17/12/2021

Property Type: Flat/Unit/Apartment (Res)



2/20 Rosella St MURRUMBEENA 3163 (REI)

——— 2





Price: \$749,500

Method: Sold After Auction

Date: 15/05/2022 Property Type: Villa



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

Price: \$732,759 Method: Private Sale

Date: 08/04/2022 Rooms: 1

-2

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500





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