

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

10/176 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 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

6/27 ELLIOTT AVENUE CARNEGIE VIC 3163	\$350,000	14-Jun-24
3/87 COORIGIL ROAD CARNEGIE VIC 3163	\$323,500	28-Nov-24

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 6 months.

This Statement of Information was prepared on: 10 December 2024



6/27 ELLIOTT AVENUE CARNEGIE Sold Price **\$350,000** Sold Date **14-Jun-24**
VIC 3163

1 1 1

Distance **0.88km**



3/87 COORIGIL ROAD CARNEGIE Sold Price ^{RS} **\$323,500** Sold Date **28-Nov-24**
VIC 3163

1 1 1

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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