

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

4/174 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$602,000

House

Unit

X

Suburb

Murrumbeena

Period - From 01/07/2016

to

30/06/2017

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	4/3 Yendon Rd CARNEGIE 3163	\$465,000	25/02/2017
2	6/1 Rosstown Rd CARNEGIE 3163	\$452,000	17/02/2017
3	2/12 Toward St MURRUMBEENA 3163	\$450,000	11/05/2017

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.



Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending June 2017: \$602,000

Fully renovated and brilliant with light, this stylish 2nd floor 2 bedroom apartment is the perfect pad to make your first home or high yield investment. Enjoying distant leafy views, this chic retreat enjoys sun drenched living & dining with balcony, granite kitchen/meals (Ariston appliances), porcelain bathroom/laundry & carport. Walk to Village cafes, train & parks.

Comparable Properties



4/3 Yendon Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$465,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Apartment



6/1 Rosstown Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$452,000

Method: Sale

Date: 17/02/2017

Rooms: -

Property Type: Strata Unit/Flat



2/12 Toward St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 11/05/2017

Rooms: 4

Property Type: Apartment