

# 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

1/53 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/04/2022

to

30/06/2022

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	3/159 Oakleigh Rd CARNEGIE 3163	\$765,000	16/07/2022
2	10/95-101 Murrumbeena Rd MURRUMBEENA 3163	\$765,000	17/09/2022
3	3/30 Rosella St MURRUMBEENA 3163	\$760,000	02/07/2022

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:

28/09/2022 12:54

1/53 Kangaroo Road, Murrumbeena Vic 3163

**Jellis  
Craig**

Andrew Panagopoulos

9573 6100

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

June quarter 2022: \$630,000



2 1 1

**Property Type:** Villa

Agent Comments

## Comparable Properties



**3/159 Oakleigh Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 16/07/2022

**Property Type:** Unit



**10/95-101 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** Unit



**3/30 Rosella St MURRUMBEENA 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 02/07/2022

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500



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