#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	20/488 Neerim Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$380,000 & \$400,000	Range between	\$380,000	&	\$400,000
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#### Median sale price

Median price	\$597,500	Pro	perty Type Un	it		Suburb	Murrumbeena
Period - From	29/04/2020	to	28/04/2021	Sc	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

	aress of comparable property	1 1100	Date of Sale
1	4/23 Melbourne St MURRUMBEENA 3163	\$405,000	05/02/2021
2	8/174 Murrumbeena Rd MURRUMBEENA 3163	\$393,000	22/12/2020
3	15/488 Neerim Rd MURRUMBEENA 3163	\$390,000	13/04/2021

#### 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:	29/04/2021 10:22



Date of sale



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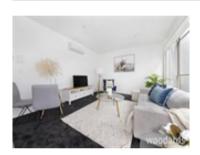
Rooms: 2

**Property Type:** Apartment Agent Comments

Ryan Counihan 03 9557 5500 0402 188 519 rcounihan@woodards.com.au

Indicative Selling Price \$380,000 - \$400,000 Median Unit Price 29/04/2020 - 28/04/2021: \$597,500

## Comparable Properties



4/23 Melbourne St MURRUMBEENA 3163 (REI/VG)

(REI/VG)

1

**4** 

Price: \$405,000 Method: Private Sale Date: 05/02/2021

Property Type: Apartment

**Agent Comments** 



8/174 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments

(REI/VG)

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**Price:** \$393,000 **Method:** Private Sale **Date:** 22/12/2020

Property Type: Apartment



15/488 Neerim Rd MURRUMBEENA 3163 (REI) Agent Comments

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**Price:** \$390,000 **Method:** Private Sale **Date:** 13/04/2021

Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



