

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

20/488 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

29/04/2020

to

28/04/2021

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	4/23 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

20/488 Neerim Road, Murrumbeena Vic 3163

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Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

29/04/2020 - 28/04/2021: \$597,500



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 05/02/2021

Property Type: Apartment



8/174 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$393,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



15/488 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 13/04/2021

Property Type: Apartment

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