

## 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

9/488 Neerim 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)

Single price

or range between

\$330,000

&

\$350,000

### Median sale price

Median price

\$1,325,000

Property type

House

Suburb

MURRUMBEENA

Period - From

04/09/2020

to

03/03/2021

Source

CoreLogic

### Comparable property sales

**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 18/67-69 Moonya Road Carnegie	\$335,000	11/12/2020
2 6/30 Railway Parade Murrumbeena	\$335,000	09/11/2020
3 6/22 Murrumbeena Road Murrumbeena	\$318,500	23/09/2020

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:

03/03/2021