

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	202/17 Railway Parade, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000 & \$330,000	Range between	\$300,000	&	\$330,000
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Median sale price

Median price	\$787,000	Hou	se	Unit	Х	8	Suburb	Murrumbeena
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

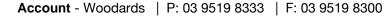
Comparable property sales (*Delete A or B below as applicable)

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 14/17 Shepparson Av CARNEGIE 3163 \$332,000 15/09/2018 2 3/167 Murrumbeena Rd MURRUMBEENA 3163 \$315,000 08/06/2018 3 11/48 Moonya Rd CARNEGIE 3163 \$302,500 10/08/2018

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.







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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price September quarter 2018: \$787,000

Comparable Properties



14/17 Shepparson Av CARNEGIE 3163 (REI)

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Price: \$332,000 **Method:** Auction Sale **Date:** 15/09/2018

Rooms: -

Property Type: Apartment



3/167 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments

(REI)

1





Price: \$315,000 Method: Private Sale Date: 08/06/2018

Rooms: 2

Property Type: Flat/Unit/Apartment (Res)



11/48 Moonya Rd CARNEGIE 3163 (REI)

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Price: \$302,500 Method: Private Sale Date: 10/08/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





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