

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	202/17 Railway Parade, Murrumbeena Vic 3163
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Indicative selling price

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

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

Median price	\$787,000	House		Unit	X	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.



 1
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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)

Agent Comments

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  1

Price: \$332,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Apartment



3/167 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

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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)

Agent Comments

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Price: \$302,500

Method: Private Sale

Date: 10/08/2018

Rooms: -

Property Type: Apartment