

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/109 Murrumbeena Road, Murrumbeena, VIC 3163

Indicative selling price

Single Price or Range between

\$635,000

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

Median sale price

Median Price

\$555,000

Property Type

Unit

Suburb

MURRUMBEENA

Period From

21/03/2019

Period To

17/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



3/7 WARRIGAL ROAD
HUGHESDALE

2 1 1

Price \$620,000

Date of Sale 29/08/2019

Land 100 sqm



7/207 GRANGE ROAD
GLEN HUNTLY

2 1 1

Price \$615,000

Date of Sale 24/05/2019

Land 1782 sqm



2/83 CARLISLE CRESCENT
HUGHESDALE

2 1 1

Price \$622,500

Date of Sale 04/05/2019

Land 186 sqm