

# 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

14/8 Wahroongaa Crescent, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$385,000

### Median sale price

Median price

\$589,125

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/10/2020

to

31/12/2020

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	10/8 Wahroongaa Cr MURRUMBEENA 3163	\$382,000	13/01/2021
2	6/8 Anzac St CARNEGIE 3163	\$375,000	27/01/2021
3			

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:

04/03/2021 16:13



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$385,000

**Median Unit Price**

December quarter 2020: \$589,125

## Comparable Properties



**10/8 Wahroongaa Cr MURRUMBEENA 3163  
(REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$382,000

**Method:** Private Sale

**Date:** 13/01/2021

**Property Type:** Apartment



**6/8 Anzac St CARNEGIE 3163 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$375,000

**Method:** Sold Before Auction

**Date:** 27/01/2021

**Property Type:** Apartment

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.