## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	4/17 Rosella Street, Murrumbeena Vic 3163
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$950,000	&	\$1,025,000
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### Median sale price

Median price	\$666,000	Pro	perty Type	Unit		Suburb	Murrumbeena
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	5/33 Howe St MURRUMBEENA 3163	\$1,077,500	01/03/2025
2	2/759 North Rd MURRUMBEENA 3163	\$1,000,000	09/12/2024
3	1/14 Arawatta St CARNEGIE 3163	\$970,000	09/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2025 10:41





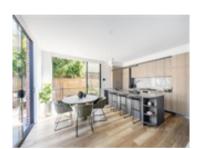
Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$950,000 - \$1,025,000 **Median Unit Price** March quarter 2025: \$666,000





# Comparable Properties



5/33 Howe St MURRUMBEENA 3163 (REI/VG)

**Agent Comments** 

Price: \$1,077,500 Method: Auction Sale Date: 01/03/2025

Property Type: Townhouse (Res)



2/759 North Rd MURRUMBEENA 3163 (VG)

Price: \$1,000,000





Method: Sale Date: 09/12/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/14 Arawatta St CARNEGIE 3163 (REI/VG)



**Agent Comments** 

Price: \$970,000 Method: Auction Sale Date: 09/11/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



