

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

19/41 Murrumbeena Road Murrumbeena VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

1/5 Murrumbeena Road Murrumbeena VIC 3163	\$660,000	26-Nov-20
3/365 Neerim Road Carnegie VIC 3163	\$600,000	11-Sep-20
4/332 Neerim Road Carnegie VIC 3163	\$628,000	25-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 03 March 2021



**1/5 Murrumbeena Road
Murrumbeena VIC 3163**

 2  2  1

Sold Price **\$660,000** Sold Date **26-Nov-20**

Distance **0.34km**



**3/365 Neerim Road Carnegie VIC
3163**

 2  2  1

Sold Price **\$600,000** Sold Date **11-Sep-20**

Distance **0.43km**



**4/332 Neerim Road Carnegie VIC
3163**

 2  2  -

Sold Price ^{RS} **\$628,000** Sold Date **25-Dec-20**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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