

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

1/19 Gerald Street 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,900

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/85 Rosanna Street Carnegie VIC 3163	\$837,500	24-Oct-20
5/14-18 Wahroongaa Crescent Murrumbeena VIC 3163	\$913,000	23-Oct-20
2/16 Yendon Road Carnegie VIC 3163	\$881,000	19-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: 25 January 2021



3/85 Rosanna Street Carnegie VIC 3163

3 1 1

Sold Price

\$837,500

Sold Date **24-Oct-20**

Distance **0.64km**



5/14-18 Wahrenoogaa Crescent Murrumbeena VIC 3163

3 2 1

Sold Price

\$913,000

Sold Date **23-Oct-20**

Distance **1.02km**



2/16 Yendon Road Carnegie VIC 3163

3 1 1

Sold Price

^{RS} **\$881,000**

Sold Date **19-Dec-20**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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