

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

105/124 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Sep 2018

to

31 Aug 2019

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

105/9 Railway Parade Murrumbeena VIC 3163	\$612,500	23-Feb-19
203/16 Tranmere Avenue Carnegie VIC 3163	\$590,000	28-Dec-18
1/14 Maroona Road Carnegie VIC 3163	\$580,000	14-Jun-19

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: 17 September 2019



**105/9 Railway Parade
Murrumbeena VIC 3163**

2 2 1

Sold Price

\$612,500

Sold Date

23-Feb-19

Distance

0.22km

**203/16 Tranmere Avenue Carnegie
VIC 3163**

2 2 -

Sold Price

\$590,000

Sold Date

28-Dec-18

Distance

0.62km



**1/14 Maroona Road Carnegie VIC
3163**

2 2 1

Sold Price

\$580,000

Sold Date

14-Jun-19

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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