

# 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

1/200 Murrumbeena Road, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Murrumbeena

Period - From 01/10/2023 to 31/12/2023 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	2/1 Pelling Rd MURRUMBEENA 3163	\$1,187,600	04/10/2023
2	2/16 Wornack Rd CARNEGIE 3163	\$1,187,000	02/09/2023
3	1/143 Kangaroo Rd HUGHESDALE 3166	\$1,170,000	09/12/2023

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:

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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
December quarter 2023: \$700,000

## Comparable Properties



**2/1 Pelling Rd MURRUMBEENA 3163 (REI/VG)** **Agent Comments**



**Price:** \$1,187,600  
**Method:** Sold Before Auction  
**Date:** 04/10/2023  
**Property Type:** Unit



**2/16 Wornack Rd CARNEGIE 3163 (REI/VG)** **Agent Comments**



**Price:** \$1,187,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Unit  
**Land Size:** 225 sqm approx



**1/143 Kangaroo Rd HUGHESDALE 3166 (REI)** **Agent Comments**



**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx