

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

1/24 TOWARD 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

\$1,290,000

&

\$1,415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/27 GERALD STREET MURRUMBEENA VIC 3163	\$1,330,000	29-Jul-23
3B KANGAROO ROAD MURRUMBEENA VIC 3163	\$1,650,000	29-Apr-23
2/20 THAXTED ROAD MURRUMBEENA VIC 3163	\$1,381,000	11-Oct-23

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: 22 October 2023

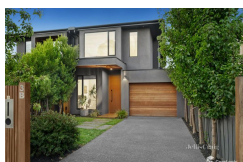


**3/27 GERALD STREET
MURRUMBEENA VIC 3163**

3 2 2

Sold Price **\$1,330,000** Sold Date **29-Jul-23**

Distance **0.32km**

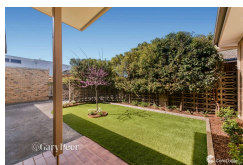


**3B KANGAROO ROAD
MURRUMBEENA VIC 3163**

3 3 2

Sold Price **\$1,650,000** Sold Date **29-Apr-23**

Distance **0.46km**



**2/20 THAXTED ROAD
MURRUMBEENA VIC 3163**

3 1 2

Sold Price ^{RS} **\$1,381,000** Sold Date **11-Oct-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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