## 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

118/41 Murrumbeena Road, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pi	rice							
Median price	\$587,500	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	223/1242 Glen Huntly Rd CARNEGIE 3163	\$600,000	27/04/2024
2	817/1060 Dandenong Rd CARNEGIE 3163	\$575,000	29/04/2024
3	201/405 Neerim Rd CARNEGIE 3163	\$570,000	24/04/2024

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:

08/05/2024 12:45









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending March 2024: \$587,500

# **Comparable Properties**



223/1242 Glen Huntly Rd CARNEGIE 3163 (REI)



Price: \$600,000 Method: Auction Sale Date: 27/04/2024 Property Type: Apartment

Agent Comments

Agent Comments



817/1060 Dandenong Rd CARNEGIE 3163 (REI)

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Price: \$575,000 Method: Private Sale Date: 29/04/2024 Property Type: Apartment

Canter

201/405 Neerim Rd CARNEGIE 3163 (REI)



Agent Comments

Price: \$570,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



propertydata

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