

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 consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$587,500 Property Type Unit Suburb Murrumbeena

Period - From 01/04/2023 to 31/03/2024 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	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



2 2 1

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)

Agent Comments

2 2 1

Price: \$600,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Apartment



817/1060 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment



201/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 24/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500