

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 12/759-783 North Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$581,000 Property Type Unit Suburb Murrumbeena

Period - From 01/07/2023 to 30/09/2023 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	2/388 Neerim Rd CARNEGIE 3163	\$980,000	18/09/2023
2	2a Benina St BENTLEIGH EAST 3165	\$973,000	24/05/2023
3	4/53a Coorigil Rd CARNEGIE 3163	\$945,000	16/09/2023

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: 17/11/2023 13:30



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties

2/388 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

3 - -

Price: \$980,000

Method: Sale

Date: 18/09/2023

Property Type: Flat/Unit/Apartment (Res)



2a Benina St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$973,000

Method: Private Sale

Date: 24/05/2023

Property Type: Unit

Land Size: 217 sqm approx



4/53a Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$945,000

Method: Private Sale

Date: 16/09/2023

Property Type: Townhouse (Single)