## 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

13/25 Rosella Street, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$527,750	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	25/03/2023	to	24/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	22/50 Poath Rd HUGHESDALE 3166	\$470,000	22/11/2023
2	4/121 Murrumbeena Rd MURRUMBEENA 3163	\$460,000	12/10/2023
3	11/21 Dunoon St MURRUMBEENA 3163	\$420,000	19/12/2023

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:

25/03/2024 11:16







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$420,000 - \$460,000 Median Unit Price 25/03/2023 - 24/03/2024: \$527,750

# **Comparable Properties**



22/50 Poath Rd HUGHESDALE 3166 (REI/VG) Agent Comments



Price: \$470,000 Method: Private Sale Date: 22/11/2023 Property Type: Apartment



4/121 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI/VG)



Price: \$460,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment



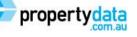
11/21 Dunoon St MURRUMBEENA 3163 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 19/12/2023 Property Type: Apartment

#### Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





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Agent Comments