

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$527,750 Property Type Unit Suburb Murrumbeena

Period - From 25/03/2023 to 24/03/2024 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	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

13/25 Rosella Street, Murrumbeena Vic 3163



 2  1  1

**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**

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



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

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



**11/21 Dunoon St MURRUMBEENA 3163 (REI/VG)** **Agent Comments**

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**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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