

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

15/8 Wahroongaa Crescent, Murrumbeena Vic 3163
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Indicative selling price

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

Range between

\$350,000

 &

\$385,000

Median sale price

Median price

\$535,000

 Property Type

Unit

 Suburb

Murrumbeena

Period - From

04/07/2023

 to

03/07/2024

 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.

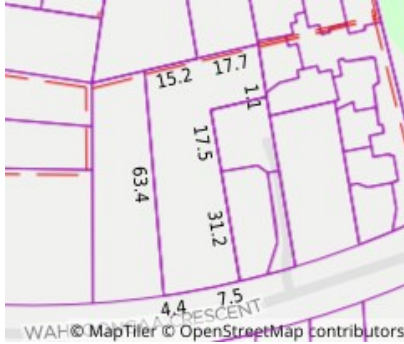
	Address of comparable property	Price	Date of sale
1	8/7 Judd St CARNEGIE 3163	\$382,000	11/05/2024
2	4/25 Omama Rd MURRUMBEENA 3163	\$375,000	16/04/2024
3	13/5 Gnarwyn Rd CARNEGIE 3163	\$365,000	14/06/2024

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:

04/07/2024 11:41



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8/7 Judd St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$382,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Apartment



4/25 Omama Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$375,000

Method: Sold Before Auction

Date: 16/04/2024

Property Type: Apartment



13/5 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$365,000

Method: Sold Before Auction

Date: 14/06/2024

Property Type: Unit