

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

2/15 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Murrumbeena

Period - From 01/04/2023 to 30/06/2023 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	4/10 Rugby Rd HUGHESDALE 3166	\$696,000	01/07/2023
2	1/3 Bowen St HUGHESDALE 3166	\$685,000	29/08/2023
3	9/6-8 Moonya Rd CARNEGIE 3163	\$668,000	17/03/2023

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:

08/09/2023 12:44

Ruth Roberts
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Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
June quarter 2023: \$585,000



Property Type:
Agent Comments

Comparable Properties



4/10 Rugby Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$696,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Unit



1/3 Bowen St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 29/08/2023
Property Type: Unit



9/6-8 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$668,000
Method: Sold Before Auction
Date: 17/03/2023
Property Type: Unit

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