

# 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 2/163 Murrumbeena Road, 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 \$290,000 & \$310,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Murrumbeena

Period - From 01/01/2023 to 31/12/2023 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	8/9 Poplar Gr CARNEGIE 3163	\$310,000	09/03/2024
2	2/190 Murrumbeena Rd MURRUMBEENA 3163	\$300,000	20/11/2023
3	14/12 Rosedale Av GLEN HUNTLY 3163	\$290,000	10/10/2023

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: 22/03/2024 10:49



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/9 Poplar Gr CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 09/03/2024

**Property Type:** Apartment



**2/190 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$300,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Apartment



**14/12 Rosedale Av GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$290,000

**Method:** Sold Before Auction

**Date:** 10/10/2023

**Property Type:** Apartment