

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 2/190 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$521,500 Property Type Unit Suburb Murrumbeena

Period - From 22/06/2022 to 21/06/2023 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	5/8 Kangaroo Rd MURRUMBEENA 3163	\$315,000	01/04/2023
2	7/375 Neerim Rd CARNEGIE 3163	\$310,000	27/03/2023
3	11/375 Neerim Rd CARNEGIE 3163	\$290,000	02/05/2023

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: 22/06/2023 14:50



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
22/06/2022 - 21/06/2023: \$521,500

Comparable Properties



5/8 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$315,000
Method: Private Sale
Date: 01/04/2023
Property Type: Apartment



7/375 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000
Method: Sold Before Auction
Date: 27/03/2023
Property Type: Apartment

11/375 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 02/05/2023
Rooms: 2
Property Type: Apartment

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