

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

| |
|--|
| 2/28 Rosella Street, Murrumbeena, VIC 3163 |
|--|

Indicative selling price

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

Single price

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| |
|--|

 or range between

| |
|-----------|
| \$650,000 |
|-----------|

 &

| |
|-----------|
| \$700,000 |
|-----------|

Median sale price

Median price

| |
|------------|
| \$ 700,000 |
|------------|

 Property type

| |
|------|
| Unit |
|------|

 Suburb

| |
|-------------|
| MURRUMBEENA |
|-------------|

Period - From

| |
|------------|
| 28/02/2023 |
|------------|

 to

| |
|------------|
| 27/02/2024 |
|------------|

 Source

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| core_logic |
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Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 2/17 Elliott Avenue Carnegie Vic 3163 | \$726,000 | 2024-01-30 |
| 2 | 9/316 Neerim Road Carnegie Vic 3163 | \$638,000 | 2024-02-17 |
| 3 | 313/285 Neerim Road Carnegie Vic 3163 | \$750,000 | 2024-02-13 |

This Statement of Information was prepared on:

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| 28/02/2024 |
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