

## 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

2/4 DONAL STREET MURRUMBEENA VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,250

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

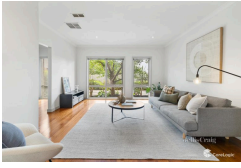
Date of sale

12/759-783 NORTH ROAD MURRUMBEENA VIC 3163	\$1,015,000	13-Dec-23
2B STRATHEARN AVENUE MURRUMBEENA VIC 3163	\$1,020,000	17-Oct-23
6/15-17 KANGAROO ROAD MURRUMBEENA VIC 3163	\$1,030,000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 09 January 2024



**12/759-783 NORTH ROAD  
MURRUMBEENA VIC 3163**

 3  2  2

Sold Price <sup>RS</sup> **\$1,015,000** <sup>UN</sup> Sold Date **13-Dec-23**

Distance **1.11km**



**2B STRATHEARN AVENUE  
MURRUMBEENA VIC 3163**

 3  2  2

Sold Price **\$1,020,000** Sold Date **17-Oct-23**

Distance **0.62km**



**6/15-17 KANGAROO ROAD  
MURRUMBEENA VIC 3163**

 3  1  2

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **18-Nov-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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