

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

3/1 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Murrumbeena

Period - From 16/01/2023 to 15/01/2024 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	4/59 Poath Rd MURRUMBEENA 3163	\$805,000	14/10/2023
2	1/8 Lillimur Rd ORMOND 3204	\$790,000	09/11/2023
3	4/15-17 Kangaroo Rd MURRUMBEENA 3163	\$750,000	07/12/2023

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:

16/01/2024 10:26



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

16/01/2023 - 15/01/2024: \$600,000

Comparable Properties



4/59 Poath Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**

2 1 2

Price: \$805,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit



1/8 Lillimur Rd ORMOND 3204 (REI/VG) **Agent Comments**

2 1 2

Price: \$790,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Villa



4/15-17 Kangaroo Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 1

Price: \$750,000

Method: Private Sale

Date: 07/12/2023

Property Type: Unit

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