

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

3/18 BUTE STREET MURRUMBEENA VIC 3163

Indicative selling price

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

Single Price

or range
between

\$335,000

&

\$368,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Mar 2023

to

29 Feb 2024

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

6/24-26 DUNOON STREET MURRUMBEENA VIC 3163	\$330,000	05-Dec-23
8/8 DUNOON STREET MURRUMBEENA VIC 3163	\$392,000	15-Feb-24
7/3 DUNOON STREET MURRUMBEENA VIC 3163	\$320,000	19-Oct-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: 07 March 2024


**6/24-26 DUNOON STREET
MURRUMBEENA VIC 3163**
 1
  1
  1

Sold Price

^{RS}
\$330,000

Sold Date

05-Dec-23

Distance

0.25km

**8/8 DUNOON STREET
MURRUMBEENA VIC 3163**
 1
  1
  1

Sold Price

^{RS}
\$392,000

Sold Date

15-Feb-24

Distance

0.34km

**7/3 DUNOON STREET
MURRUMBEENA VIC 3163**
 1
  1
  1

Sold Price

\$320,000

Sold Date

19-Oct-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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