

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 3/19 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,187,500 Property Type Townhouse Suburb Murrumbeena

Period - From 15/02/2023 to 14/02/2024 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	1/9 Carlisle Cr HUGHESDALE 3166	\$1,006,000	05/12/2023
2	2/5 Tranmere Av CARNEGIE 3163	\$980,000	02/10/2023
3			

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: 15/02/2024 15:11



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

15/02/2023 - 14/02/2024: \$1,187,500

Comparable Properties



1/9 Carlisle Cr HUGHESDALE 3166 (REI)

Agent Comments

 2  2  1

Price: \$1,006,000

Method: Private Sale

Date: 05/12/2023

Property Type: Townhouse (Single)



2/5 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  3  2

Price: \$980,000

Method: Private Sale

Date: 02/10/2023

Property Type: Townhouse (Res)

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.

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036