

# 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

3/21-23 Dunoon 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)

Single price

\$250,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

03/01/2023

to

02/01/2024

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	5/7 Truganini Rd CARNEGIE 3163	\$273,000	10/07/2023
2	7/14 Ardyne St MURRUMBEENA 3163	\$268,995	06/11/2023
3	2/36 Woonack Rd CARNEGIE 3163	\$252,500	18/07/2023

**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:

03/01/2024 19:41



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$250,000

**Median Unit Price**

03/01/2023 - 02/01/2024: \$510,000

## Comparable Properties



**5/7 Truganini Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$273,000

**Method:** Sold Before Auction

**Date:** 10/07/2023

**Property Type:** Apartment



**7/14 Ardyne St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$268,995

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Apartment



**2/36 Woornack Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$252,500

**Method:** Private Sale

**Date:** 18/07/2023

**Property Type:** Unit

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