

# 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 5/488 Neerim Road, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Murrumbeena

Period - From 11/01/2023 to 10/01/2024 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	19/5 Murrumbeena Rd MURRUMBEENA 3163	\$510,000	13/10/2023
2	315/9 Morton Av CARNEGIE 3163	\$484,000	09/01/2024
3	22/50 Poath Rd HUGHESDALE 3166	\$470,000	22/11/2023

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: 11/01/2024 11:46



2   -  

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

11/01/2023 - 10/01/2024: \$510,000

## Comparable Properties



**19/5 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** Unit



**315/9 Morton Av CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$484,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** Apartment



**22/50 Poath Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

2   1   1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480