

# 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 6/15 Kangaroo 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 \$800,000 & \$880,000

### Median sale price

Median price \$577,495 Property Type Unit Suburb Murrumbeena

Period - From 23/08/2022 to 22/08/2023 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	3/37-38 Railway Pde MURRUMBEENA 3163	\$850,000	19/04/2023
2	10/590 Neerim Rd HUGHESDALE 3166	\$830,000	25/02/2023
3	2/1043 North Rd HUGHESDALE 3166	\$808,000	26/05/2023

**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: 23/08/2023 14:49



**Rooms:** 5

**Property Type:** Villa

Agent Comments

## Comparable Properties



**3/37-38 Railway Pde MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 19/04/2023

**Property Type:** Unit



**10/590 Neerim Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments



**Price:** \$830,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Unit



**2/1043 North Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments



**Price:** \$808,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** Townhouse (Single)