

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

7/488 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Murrumbeena

Period - From 08/02/2023 to 07/02/2024 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.

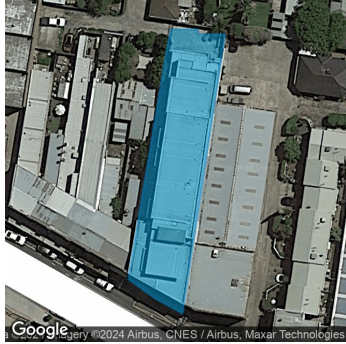
	Address of comparable property	Price	Date of sale
1	12/40 Woorayl St CARNEGIE 3163	\$372,500	27/09/2023
2	3/35 Rosstown Rd CARNEGIE 3163	\$370,000	27/12/2023
3	10/1264 Glen Huntly Rd CARNEGIE 3163	\$370,000	21/08/2023

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:

08/02/2024 09:56



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$340,000 - \$374,000
Median Unit Price
08/02/2023 - 07/02/2024: \$520,000

Comparable Properties



12/40 Woorayl St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$372,500
Method: Auction Sale
Date: 27/09/2023
Property Type: Apartment



3/35 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 27/12/2023
Property Type: Apartment

10/1264 Glen Huntly Rd CARNEGIE 3163
(REI/VG)

Agent Comments



Price: \$370,000
Method: Sold Before Auction
Date: 21/08/2023
Property Type: Apartment

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