

# 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 9/176 Murrumbeena 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)

Single price \$339,000

### Median sale price

Median price \$581,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/07/2023

to 30/09/2023

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	4/30 Moonya Rd CARNEGIE 3163	\$331,000	07/10/2023
2	12/36 Rosella St MURRUMBEENA 3163	\$320,000	24/10/2023
3	1/3 Dunoon St MURRUMBEENA 3163	\$320,000	26/09/2023

**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:

09/11/2023 12:04



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$339,000

**Median Unit Price**

September quarter 2023: \$581,000

## Comparable Properties



**4/30 Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**



**Price:** \$331,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



**12/36 Rosella St MURRUMBEENA 3163 (REI)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Apartment



**1/3 Dunoon St MURRUMBEENA 3163 (REI)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9317 5577 | F: 03 93175455