

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	112/41 Murrumbeena Rd MURRUMBEENA 3163	\$550,000	06/10/2018
2	304/2 Morton Av CARNEGIE 3163	\$550,000	21/11/2018
3	109/41 Murrumbeena Rd MURRUMBEENA 3163	\$541,000	20/10/2018

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.



Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**  
Year ending September 2018: \$516,500

## Comparable Properties



112/41 Murrumbeena Rd MURRUMBEENA  
3163 (REI)

Agent Comments



Price: \$550,000  
Method: Private Sale  
Date: 06/10/2018  
Rooms: -  
Property Type: Apartment



304/2 Morton Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$550,000  
Method: Private Sale  
Date: 21/11/2018  
Rooms: 3  
Property Type: Apartment



109/41 Murrumbeena Rd MURRUMBEENA  
3163 (REI)

Agent Comments



Price: \$541,000  
Method: Auction Sale  
Date: 20/10/2018  
Rooms: 3  
Property Type: Apartment