

## 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

2/26 Melbourne Street, 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$588,250

House

Unit

X

Suburb

Murrumbeena

Period - From

01/04/2017

to

30/06/2017

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	1/211 Murrumbeena Rd MURRUMBEENA 3163	\$565,000	27/04/2017
2	3/13 Emily St CARNEGIE 3163	\$510,000	04/03/2017
3	1/15 Sydney St MURRUMBEENA 3163	\$500,000	19/03/2017

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.~~



2 1 1

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 76.033 sqm approx

**Agent Comments**

2 bedroom split level town residence with front courtyard and off street parking

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

June quarter 2017: \$588,250

TERMS:10% deposit, balance 30, 45, 60 days WATER RATES: \$670.00 per annum approximately. COUNCIL RATES: \$959.70 per annum approximately. OWNERS CORPORATION: \$158.40 per annum approximately (shared public liability insurance) CURRENT RENT: \$335.00 per week to excellent tenants, leased until March 2018.

## Comparable Properties



**1/211 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 27/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Agent Comments**

2 bedroom villa with rear courtyard and covered off street parking



**3/13 Emily St CARNEGIE 3163 (REI/VG)**

2 1 1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Well presented 2 bedroom ground floor apartment with generous courtyard.



**1/15 Sydney St MURRUMBEENA 3163 (VG)**

2 - -

**Price:** \$500,000

**Method:** Sale

**Date:** 19/03/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

**Agent Comments**

2 bedroom ground floor apartment with large courtyard.