

## 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

1/21 Dunoon 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 \$320,000 & \$350,000

#### Median sale price

Median price \$580,000 House Unit X Suburb Murrumbeena

Period - From 01/10/2017 to 31/12/2017 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	21/67 Moonya Rd CARNEGIE 3163	\$355,000	18/11/2017
2	13/54 Railway Rd CARNEGIE 3163	\$351,000	24/03/2018
3	11/87 Coorigil Rd CARNEGIE 3163	\$335,000	09/01/2018

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.~~

1/21 Dunoon Street, Murrumbeena Vic 3163

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1 1 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
December quarter 2017: \$580,000

TERMS:10% deposit, balance 60, 75 or 90 days WATER RATES: \$680.29 per annum approx COUNCIL RATES: \$741.60 per annum approx. OWNERS CORPORATION: \$1085.00 per annum approx. POTENTIAL RENT: \$300.00 - \$330.00 per week approx.

## Comparable Properties



**21/67 Moonya Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$355,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**13/54 Railway Rd CARNEGIE 3163 (REI)**

**Agent Comments**

1 1 1

**Price:** \$351,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



**11/87 Coorigil Rd CARNEGIE 3163 (VG)**

**Agent Comments**

1 - -

**Price:** \$335,000  
**Method:** Sale  
**Date:** 09/01/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat