

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 4/17 Railway Parade, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$787,000 House Unit X Suburb Murrumbeena

Period - From 01/07/2018 to 30/09/2018 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	105/6 Morton Av CARNEGIE 3163	\$380,000	27/09/2018
2	302/178-180 Koornang Rd CARNEGIE 3163	\$370,000	13/10/2018
3	204/121 Murrumbeena Rd MURRUMBEENA 3163	\$345,000	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.~~

4/17 Railway Parade, Murrumbeena Vic 3163



 1  1  1

Rooms:
Property Type: Strata Unit/Flat
Land Size: 42 sqm approx
Agent Comments

Indicative Selling Price
\$355,000
Median Unit Price
September quarter 2018: \$787,000

TERMS:10% deposit, balance 30, 45 or 60 days WATER RATES: \$664.86 per annum approx COUNCIL RATES: \$752.80 per annum approx. OWNERS CORPORATION: \$2192.30 per annum approx.

Comparable Properties



105/6 Morton Av CARNEGIE 3163 (REI/VG) [Agent Comments](#)

 1  1  1

Price: \$380,000
Method: Private Sale
Date: 27/09/2018
Rooms: -
Property Type: House



302/178-180 Koornang Rd CARNEGIE 3163 (REI/VG) [Agent Comments](#)

 1  1  1

Price: \$370,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 2
Property Type: Apartment

204/121 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) [Agent Comments](#)

 1  1  1

Price: \$345,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Apartment