

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

1/29 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$516,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/10/2018

to

30/09/2019

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	2/17 Murrumbeena Rd MURRUMBEENA 3163	\$542,500	19/10/2019
2	4/21 Shepparson Av CARNEGIE 3163	\$529,000	11/06/2019
3	12/488 Neerim Rd MURRUMBEENA 3163	\$508,500	12/10/2019

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:

04/11/2019 11:52



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2019: \$516,500

Comparable Properties



2/17 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 2 1

Price: \$542,500

Method: Auction Sale

Date: 19/10/2019

Rooms: 3

Property Type: Apartment



4/21 Shepparson Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$529,000

Method: Private Sale

Date: 11/06/2019

Property Type: Apartment



12/488 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$508,500

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment