

# 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

7/106 Murrumbeena Road, Murrumbeena Vic 3163

### Indicative selling price

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

Single price \$535,000

### 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	4/121 Murrumbeena Rd MURRUMBEENA 3163	\$550,000	07/11/2019
2	2/17 Murrumbeena Rd MURRUMBEENA 3163	\$542,500	19/10/2019
3	62a Truganini Rd CARNEGIE 3163	\$535,000	09/11/2019

**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:

12/11/2019 17:05



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$535,000

**Median Unit Price**

Year ending September 2019: \$516,500

## Comparable Properties

**4/121 Murrumbeena Rd MURRUMBEENA 3163** **Agent Comments**  
(REI)

2   1   1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 07/11/2019

**Rooms:** 3

**Property Type:** House



**2/17 Murrumbeena Rd MURRUMBEENA 3163** **Agent Comments**  
(REI)

2   2   1

**Price:** \$542,500

**Method:** Auction Sale

**Date:** 19/10/2019

**Rooms:** 3

**Property Type:** Apartment



**62a Truganini Rd CARNEGIE 3163 (REI)** **Agent Comments**

2   1   1

**Price:** \$535,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** Apartment