

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

499 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,501,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/07/2019

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	14 Gilsland Rd MURRUMBEENA 3163	\$1,563,000	23/11/2019
2	117 Oakleigh Rd CARNEGIE 3163	\$1,505,000	14/09/2019
3	67 Hobart Rd MURRUMBEENA 3163	\$1,480,000	20/10/2019

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:

28/11/2019 16:13



Property Type: House (Previously Occupied - Detached)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



14 Gilsland Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,563,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 693 sqm approx



117 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 682 sqm approx



67 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 20/10/2019

Rooms: 6

Property Type: House (Res)