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

5 William Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$880,000

Median sale price

Median price	\$513,000	Pro	perty Type Unit	:	Suburb	Murrumbeena
Period - From	05/12/2018	to	04/12/2019	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.

Ade	dress of comparable property	Price	Date of sale
1	1/91 Truganini Rd CARNEGIE 3163	\$895,000	17/10/2019
2	4/1-3 Freda St HUGHESDALE 3166	\$885,000	16/11/2019
3	2/25 Willesden Rd HUGHESDALE 3166	\$830,000	03/08/2019

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:

05/12/2019 14:08



woodards



Property Type: Strata Unit/Flat **Land Size:** 148 sqm approx Agent Comments Indicative Selling Price \$880,000 Median Unit Price 05/12/2018 - 04/12/2019: \$513,000

Comparable Properties



1/91 Truganini Rd CARNEGIE 3163 (REI/VG)



Price: \$895,000 Method: Private Sale Date: 17/10/2019 Rooms: 4 Property Type: Unit

Agent Comments

Agent Comments

Agent Comments



Price: \$885,000 Method: Auction Sale Date: 16/11/2019 Property Type: Unit

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2/25 Willesden Rd HUGHESDALE 3166 (REI/VG)

4/1-3 Freda St HUGHESDALE 3166 (REI)



Price: \$830,000 Method: Auction Sale Date: 03/08/2019 Property Type: Townhouse (Res) Land Size: 633 sqm approx

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.