### 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

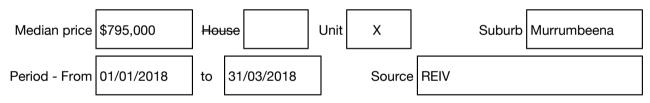
1/178 Murrumbeena Road, Murrumbeena Vic 3163

#### Indicative selling price

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

Single price \$875,000

#### Median sale price



#### 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	2/27 Moonya Rd CARNEGIE 3163	\$905,000	02/06/2018
2	3/19 Dunoon St MURRUMBEENA 3163	\$885,000	03/03/2018
3	2/200 Murrumbeena Rd MURRUMBEENA 3163	\$865,000	26/05/2018

#### 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.

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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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.





Rooms: Property Type: Townhouse (Res) Land Size: 1318 sqm approx Agent Comments Indicative Selling Price \$875,000 Median Unit Price March quarter 2018: \$795,000

## **Comparable Properties**



2/27 Moonya Rd CARNEGIE 3163 (REI)



Price: \$905,000 Method: Auction Sale Date: 02/06/2018 Rooms: -Property Type: Townhouse (Res) Agent Comments

Agent Comments



3/19 Dunoon St MURRUMBEENA 3163 (REI/VG) 3 2 1

Price: \$885,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: Townhouse (Res)



2/200 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI)



Price: \$865,000 Method: Auction Sale Date: 26/05/2018 Rooms: -Property Type: Unit

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