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	8/36 RAILWAY PARADE MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$320,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,710,000	Property type	Other	Suburb	Murrumbeena
Period-from	01 Nov 2021	to	31 Oct 2022	Source	Corelogic

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 6 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
5/9 GERALD STREET MURRUMBEENA VIC 3163	$335,000	17-Oct-22
1/9 DUNOON STREET MURRUMBEENA VIC 3163	$330,000	30-Jun-22
8/31 TRANMERE AVENUE CARNEGIE VIC 3163	$337,499	04-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 15 November 2022

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5/9 GERALD STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price RS **$335,000** Sold Date **17-Oct-22**

Distance **0.43km**



1/9 DUNOON STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price **$330,000** Sold Date **30-Jun-22**

Distance **0.61km**



8/31 TRANMERE AVENUE CARNEGIE VIC 3163

1 1 1

Sold Price **$337,499** Sold Date **04-Aug-22**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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