

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
2/21 Hobart Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$437,500 House Unit X Suburb Murrumbeena

Period - From 01/04/2018 to 30/06/2018 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	2/16 Adelaide St MURRUMBEENA 3163	\$325,000	06/06/2018
2	2/25 Hobart Rd MURRUMBEENA 3163	\$318,000	28/04/2018
3	3/32 Shepparson Av CARNEGIE 3163	\$302,000	04/08/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$325,000
Median Unit Price
June quarter 2018: \$437,500

Comparable Properties



2/16 Adelaide St MURRUMBEENA 3163 (REI) **Agent Comments**

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Price: \$325,000
Method: Private Sale
Date: 06/06/2018
Rooms: 2
Property Type: Apartment



2/25 Hobart Rd MURRUMBEENA 3163 (REI) **Agent Comments**

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Price: \$318,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 2
Property Type: Apartment



3/32 Shepparson Av CARNEGIE 3163 (REI) **Agent Comments**

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Price: \$302,000
Method: Auction Sale
Date: 04/08/2018
Rooms: 2
Property Type: Apartment