

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 10/25 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$370,000 & \$407,000

Median sale price

Median price \$588,250 House Unit X Suburb Murrumbeena

Period - From 01/04/2017 to 30/06/2017 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	2/105 Willesden Rd HUGHESDALE 3166	\$410,000	10/07/2017
2	2/32 Shepparson Av CARNEGIE 3163	\$400,000	04/03/2017
3	11/798 Warrigal Rd MALVERN EAST 3145	\$380,000	20/06/2017

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.~~

10/25 Rosella Street, Murrumbreena Vic 3163



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
June quarter 2017: \$588,250

TERMS:10% deposit, balance 30, 60, 90 days WATER RATES: \$680.29 per annum approx. COUNCIL RATES: \$821.50 per annum approx. OWNERS CORPORATION: \$1596.18 per annum approx. CURRENT RENT: \$320.00 per week to excellent monthly tenant

Comparable Properties



2/105 Willesden Rd HUGHESDALE 3166 (REI) **Agent Comments**

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Price: \$410,000
Method: Private Sale
Date: 10/07/2017
Rooms: 3
Property Type: Apartment



2/32 Shepparson Av CARNEGIE 3163 (REI/VG) **Agent Comments**

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Price: \$400,000
Method: Private Sale
Date: 04/03/2017
Rooms: 3
Property Type: Apartment



11/798 Warrigal Rd MALVERN EAST 3145 (REI) **Agent Comments**

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Price: \$380,000
Method: Sold Before Auction
Date: 20/06/2017
Rooms: -
Property Type: Apartment