

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

Single price \$880,000

Median sale price

Median price \$513,000

Property 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.

	Address 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



 3  1  2

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)

Agent Comments

 3  2  2

Price: \$895,000

Method: Private Sale

Date: 17/10/2019

Rooms: 4

Property Type: Unit



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

Agent Comments

 3  1  1

Price: \$885,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Unit



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

Agent Comments

 3  2  2

Price: \$830,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 633 sqm approx