

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

7/17 Railway Parade, Murrumbeena, VIC 3163

Indicative selling price

Single Price or Range between

\$495,000





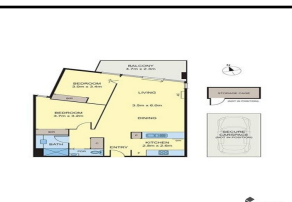



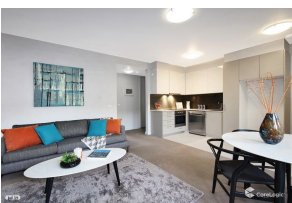



For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$585,000	Property Type Unit	Suburb MURRUMBEENA
Period From 17/04/2019	Period To 17/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	12/488 NEERIM ROAD MURRUMBEENA Price \$508,500 Date of Sale 12/10/2019 Land 803 sqm	2  1  1 
	108/175 KANGAROO ROAD HUGHESDALE Price \$470,000 Date of Sale 17/09/2019 Land 0 sqm	2  1  1 
	3/39 ROSSTOWN ROAD CARNEGIE Price \$525,000 Date of Sale 24/08/2019 Land 0 sqm	2  1  1 

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.
The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.
The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.