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	15/8 Wahroongaa Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Single price $350,000

Median sale price

Median price $550,000 Property Type Unit Suburb Murrumbeena

Period - From 05/09/2023 to 04/09/2024 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	3/24 Rosella St MURRUMBEENA 3163	$340,000	07/08/2024
2	9/24 Margaret St CARNEGIE 3163	$335,000	20/06/2024
3	13/5 Gnarwyn Rd CARNEGIE 3163	$365,000	14/06/2024

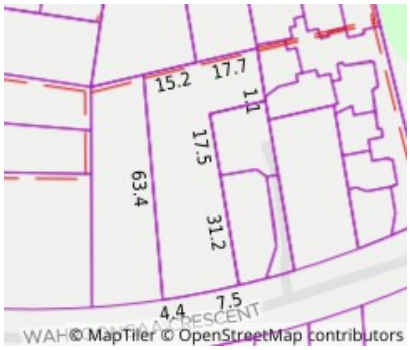
OR

~~**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: 05/09/2024 10:57

15/8 Wahroongaa Crescent, Murrumbeena Vic 3163

Cedric Newbond
9572 1666
0418 326 174
cnewbond@woodards.com.au



1 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$350,000
Median Unit Price
05/09/2023 - 04/09/2024: $550,000

Comparable Properties



3/24 Rosella St MURRUMBEENA 3163 (REI)

1 1 1

Price: $340,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: Unit

Agent Comments



9/24 Margaret St CARNEGIE 3163 (VG)

1 - -

Price: $335,000
Method: Sale
Date: 20/06/2024
Property Type: Strata Unit/Flat

Agent Comments



13/5 Gnarwyn Rd CARNEGIE 3163 (REI/VG)

1 1 1

Price: $365,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Unit

Agent Comments

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