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	7/21 Hobart Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price $289,000

Median sale price

Median price $561,500 Property Type Unit Suburb Murrumbeena

Period - From 01/10/2022 to 31/12/2022 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	3/25 Hobart Rd MURRUMBEENA 3163	$285,000	14/01/2023
2	2/25 Hobart Rd MURRUMBEENA 3163	$280,000	17/11/2022
3			

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: 08/03/2023 18:01

7/21 Hobart Road, Murrumbeena Vic 3163



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

In the most sought after pocket of Murrumbeena, coveted for its convenience to both the village and access into the city, this first floor apartment offers the simple life - filled with light, updated and low maintenance living. In a solidly built block of only eight.

Indicative Selling Price
$289,000
Median Unit Price
December quarter 2022: $561,500

Comparable Properties

3/25 Hobart Rd MURRUMBEENA 3163 (REI/VG)

1 1 1

Price: $285,000
Method: Private Sale
Date: 14/01/2023
Property Type: Apartment

Agent Comments



2/25 Hobart Rd MURRUMBEENA 3163 (REI/VG)

1 1 1

Price: $280,000
Method: Auction Sale
Date: 17/11/2022
Property Type: Apartment

Agent Comments

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.

Account - Shelter Real Estate | P: 03 9889 3990

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