



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/25 Hobart Road, MURRUMBEENA 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$295,000 - \$320,000**

### Median sale price

Median **Unit** for **MURRUMBEENA** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$580,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8/36 Moonya Road,**  
Carnegie 3163

Price **\$331,000** Sold 13  
December 2017

**5/1 Kitmont Street,**  
Murrumbeena 3163

Price **\$320,000** Sold 02  
March 2018

**8/21-23 Dunoon Street,**  
Murrumbeena 3163

Price **\$295,000** Sold 22  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Carnegie

276 Neerim Road,  
Carnegie VIC 3163

### Contact agents



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