

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 12/11 Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$280,000 & \$305,000

Median sale price

Median price \$734,415 Property type Unit Suburb Murrumbeena
Period - From 01/01/2021 to 31/03/2021 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 9/24 Rosella St MURRUMBEENA 3163	\$315,000	26/03/2021
2 9/167 Murrumbeena Rd MURRUMBEENA 3163	\$300,000	29/03/2021
3 8/25 Rosella St MURRUMBEENA 3163	\$299,000	04/03/2021

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: 03/05/2021