

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

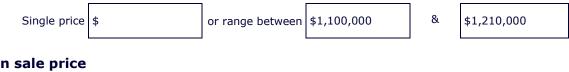
Property offered for sale

Address Including suburb and postcode

12 Kangaroo Road MURRUMBEENA 3163

Indicative selling price

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



Median sale price

Median price	\$1,617,500	Pro	operty type	HOUSE		Suburb	MURRUMBEENA
Period - From	01/01/2021	to	31/03/2021	Source	REIV	,	

Comparable property sales

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
1/49 Murrumbeena road MURRUMBEENA 3163	\$1,200,000	10/07/2021
58 Hotham street HUGHESDALE 3166	\$1,190,000	07/04/2021
16 Blackwood Street CARNEGIE 3163	\$1,230,000	27/03/2021

This Statement of Information was prepared on: 28/07/2021