

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 6/20 Toward Street, Murrumbeena

Indicative selling price

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

a range between \$600,000 & \$650,000

Median sale price

Median price \$734,000 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 3/21 Shepparson Avenue, Carnegie VIC 3163	\$660,000	10.04.2021
2 4/19 Jersey Parade, Carnegie VIC 3163	\$640,000	22.03.2021
3 301/175 Kangaroo Road, Hughesdale VIC 3166	\$633,000	19.12.2021

This Statement of Information was prepared on: 17 May 2021