

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

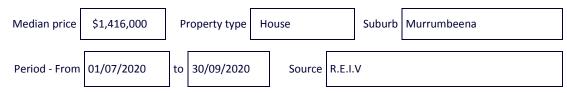
and 5 Atkinson Street, Murrumbeena 3163

Indicative selling price

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

Single price \$1,299,000

Median sale price



Comparable property sales

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 |
|---------------------------------------|-------------|--------------|
| 28 Beauville Avenue, Murrumbeena 3163 | \$1,275,000 | 22/10/2020 |
| 16 Perth Street, Murrumbeena 3163 | \$1,275,000 | 12/08/2020 |
| 11 Thaxted Road, Murrumbeena 3163 | \$1,320,000 | 09/10/2020 |

This Statement of Information was prepared on: 11/11/2020