

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 1/192 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)

Single price or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$598,750 Property type Unit Suburb Murrumbeena
Period - From 01/10/2022 to 31/03/2022 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. 1/1205 Dandenong Rd MALVERN EAST 3145	\$1,200,000	04/06/2022
2. 1/20 Thaxted Rd MURRUMBEENA 3163	\$1,170,000	07/05/2022
3. 3/8 Wanalta Rd CARNEGIE 3163	\$1,008,000	28/05/2022

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: 10/06/2022