

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 14/11 Murrumbeena Road, Murrumbeena 3163

Indicative selling price

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

Single Price \$325,000

Median sale price

Median price \$700,000 Property type Apartment Suburb Murrumbeena

Period - From 01/10/2023 to 31/12/2023 Source REIV

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
6/24 Dunoon Street, Murrumbeena VIC 3163	\$330,000	05/12/2023
8/108 Murrumbeena Road, Murrumbeena VIC 3163	\$325,000	01/03/2024
5/24 Margaret Street, Carnegie VIC 3163	\$325,000	06/02/2024

This Statement of Information was prepared on: 18/03/2024