

# 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 10 Marma Road MURRUMBEENA 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,272,000 Property type HOUSE Suburb MURRUMBEENA

Period - From 01/01/2020 to 31/03/2020 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
13 Lydson Street MURRUMBEENA 3163	\$1,650,000	08/02/2020
18 Wallace Avenue MURRUMBEENA 3163	\$1,551,000	21/03/2020
10 Fintonia Street HUGHESDALE 3166	\$1,705,000	22/02/2020

This Statement of Information was prepared on: Friday 29<sup>th</sup> May 2020