

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 17/190 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 N/A or range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$692,000 House ☐ unit ☐ x Suburb or locality Murrumbeena

Period - From 01/01/2017 to 31/03/2017 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. 4/167 Murrumbeena Rd, Murrumbeena 3163	\$331,000	18/03/2017
2. 4/9 Murrumbeena Rd, Murrumbeena 3163	\$306,000	04/03/2017
3. 16/173 Murrumbeena Rd, Murrumbeena 3163	\$293,500	15/03/2017