

# 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 5/8 Kangaroo Road, Murrumbeena

## Indicative selling price

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

Single price \$319,000

## Median sale price

Median price \$561,500 Property type UNIT Suburb Murrumbeena

Period - From 01/10/2022 to 30/12/2022 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
1. 7/6 Dunoon Street, Murrumbeena	\$320,000	16/11/2022
2. 7/190 Murrumbeena Road, Murrumbeena	\$318,000	23/11/2022
3. 4/25 Brisbane Street, Murrumbeena	\$320,000	21/12/2022

This Statement of Information was prepared on: Tuesday 7<sup>th</sup> March 2023

Agent

Date

Vendor

Date