

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

202/4 Kitmont Street, Murrumbeena, VIC 3163

### Indicative selling price

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

Single price

or range between

\$550,000

&

\$605,000

### Median sale price

Median price

\$ 1,560,000

Property type

House

Suburb

MURRUMBEENA

Period - From

03/06/2021

to

30/11/2021

Source

core\_logic

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	10/2-4 William Street Murrumbeena Vic 3163	\$613,500	2021-06-26
2	5/106 Murrumbeena Road Murrumbeena Vic 3163	\$580,000	2021-07-14
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This Statement of Information was prepared on:

30/11/2021