

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 11 Irving Avenue, Murrumbeena VIC

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,624,000 Property type House Suburb Murrumbeena

Period - From 01/01/2021 to 31/03/2021 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
20 Velra Avenue, Murrumbeena VIC 3163	\$1,716,000	20/03/2021
19 Kinlock Avenue, Murrumbeena VIC 3163	\$1,632,000	14/03/2021
44 Dalny Road, Murrumbeena VIC 3163	\$1,454,000	15/03/2021

This Statement of Information was prepared on: 28/04/2021