

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

2/52 Murrumbeena Crescent, Murrumbeena, VIC 3163

Indicative selling price

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

Single price

or range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$ 1,670,000

Property type

House

Suburb

MURRUMBEENA

Period - From

23/09/2021

to

22/03/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	13 Porter Road Carnegie Vic 3163	\$1,495,000	2022-03-04
2	28a Latham Street Bentleigh East Vic 3165	\$1,450,000	2021-11-17
3	16 Victory Street Murrumbeena Vic 3163	\$1,500,000	2021-11-06

This Statement of Information was prepared on:

22/03/2022