

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 1/17 Gerald Street, Murrumbeena VIC 3163

Indicative selling price

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

range between \$700,000 & \$770,000

Median sale price

Median price \$734,415 Property type Unit Suburb Murrumbeena

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

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
4/4 St Huberts Rd CARNEGIE 3163	\$800,000	26/04/2021
16/95-101 Murrumbeena Rd MURRUMBEENA 3163	\$781,330	19/03/2021
2/20 Kokaribb Rd CARNGEIE 3163	\$777,000	04/03/2021

This Statement of Information was prepared on: 16/06/2021