

# 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 19 Kinlock Avenue, Murrumbeena Vic 3163

## Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

## Median sale price

Median price \$1,372,500 Property type House Suburb Murrumbeena

Period - From 01/10/2020 to 31/12/2020 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
5 Atkinson St MURRUMBEENA 3163	\$1,299,000	13/11/2020
28 Parkmore Rd BENTLEIGH EAST 3165	\$1,382,000	10/02/2021
35 Brett St MURRUMBEENA 3163	\$1,380,000	15/12/2020

This Statement of Information was prepared on: 09/03/2021