

# 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 10/106 Murrumbeena Road, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$480,000 & \$528,000

## Median sale price

Median price \$632,000 Property type Unit Suburb Murrumbeena

Period - From 01/01/2023 to 31/03/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**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
1. 206/276 Neerim Rd, CARNEGIE 3163	\$535,000	27/02/2023
2. 7/106 Murrumbeena Rd, MURRUMBEENA 3163	\$510,000	01/04/2023
3. 17/5 Murrumbeena Rd, MURRUMBEENA 3163	\$491,000	25/02/202301/

This Statement of Information was prepared on: 01/05/2023 01:37pm

Agent

Date

Vendor

Date