
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

2/1 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$700,000

 &

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$580,000

 *House ☐ *Unit ☒ Suburb

Murrumbeena

Period - From

01/10/2017

 to

31/12/2017

 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/5 Anzac St, CARNEGIE 3163	\$780,000	10/02/2018
1/15 Gerald St, MURRUMBEENA 3163	\$745,000	09/02/2018
3/52 Coorigil Rd CARNEGIE 3163	\$711,000	16/12/2017