

# 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 3/164 Leila 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)

Single price \$495,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$580,000

\*House

\*Unit X

Suburb Murrumbeena

Period - From 1/10/17

to 31/12/17

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/369 Neerim Road, CARNEGIE	\$525,000	24/03/18
4/25 Lillimur Road, ORMOND	\$512,000	14/4/18
1/1307 Glenhuntly Road, CARNEGIE	\$495,000	3/3/18