

# 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 58B Reid Street, Murrumbeena VIC 3163

## Indicative selling price

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

Single price - or range between \$1,350,000 & \$1,450,000

## Median sale price

Median price \$1,150,000 Property type Townhouse Suburb Murrumbeena

Period - From 03/04/2022 to 02/04/2023 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
1 70 Dalny Road, Murrumbeena 3163	\$1,565,000	10/11/2022
2 1/1 Judd St, Carnegie 3163	\$1,505,000	15/11/2022
3 13B Rochford St, Bentleigh East 3165	\$1,450,000	17/12/2022

This Statement of Information was prepared on: 03/04/2023