

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 27 Ardyne Street, Murrumbeena, 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price N/A or range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,373,000 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
1 1/10 Pelling Road, Murrumbeena	\$1,301,000	27/3/21
2 1/6 Blythe Street, Murrumbeena	\$1,285,000	27/3/21
3 10 Victory Street, Murrumbeena	\$1,185,000	14/12/2020

This Statement of Information was prepared on: Monday 12th April 2021