

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/41 Murrumbeena Road, Murrumbeena, VIC 3163

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$672,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

10/06/2024

to

09/12/2024

Source

core_logic

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	6/7 Toward Street Murrumbeena Vic 3163	\$660,500	2024-09-07
2	204/128 Murrumbeena Road Murrumbeena Vic 3163	\$672,500	2024-09-12
3	7/28 Jersey Parade Carnegie Vic 3163	\$680,000	2024-10-17

This Statement of Information was prepared on:

10/12/2024