

# 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

17/5 Murrumbeena Road, Murrumbeena

## 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 \$460,000 & \$490,000

## Median sale price

Median price \$561,500 Property type Apartment Suburb Murrumbeena

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

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
1 106/276 Neerim Road, Carnegie	\$515,000	15/12/2022
2 207/316 Neerim Road, Carnegie	\$512,000	11/10/2022
3 304/1009 Dandenong Road, Malvern East	\$470,000	20/01/2023

This Statement of Information was prepared on: Wednesday 25<sup>th</sup> January 2023