

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 3/51 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$385,000 & \$420,000

Median sale price

Median price \$632,000 Property type Unit Suburb Murrumbeena

Period - From 01/01/2022 to 31/03/2022 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 or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 1. 406/16 Woorayl Street, CARNEGIE 3163 | \$430,000 | 22/12/2022 |
| 2. 2/51-53 Murrumbeena Road, MURRUMBEENA 3163 | \$402,500 | 07/03/2023 |
| 3. 103/1100 Dandenong Road, CARNEGIE 3163 | \$408,000 | 10/03/2023 |

This Statement of Information was prepared on: 04/05/2023 12.34 pm