

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 4/15 Sydney Street, Murrumbeena, VIC 3163

Indicative selling price

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

Single price \$529,000 or range between &

Median sale price

Median price \$665,000 Property type Unit Suburb MURRUMBEENA
Period - From 25/04/2024 to 24/10/2024 Source core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	5/10 Crewe Road Hughesdale Vic 3166	\$530,000	2024-07-06
2	6/4 Kokaribb Road Carnegie Vic 3163	\$550,000	2024-07-05
3			

This Statement of Information was prepared on: 25/10/2024

