

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 15/51 Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

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

Single price \$ or range between \$545,000 & \$595,000

Median sale price

Median price \$437,500 *House *Unit X Suburb Murrumbeena

Period - From 01/04/2018 to 30/06/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23/41 Murrumbeena Road, Murrumbeena VIC 3163	\$620,000	13/10/2018
7/121 Murrumbeena Road, Murrumbeena VIC 3163	\$620,000	01/09/2018
112/41 Murrumbeena Road, Murrumbeena VIC 3163	\$550,000	06/10/2018