

# 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 3/14 Wilson St, Murrumbeena 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$840,000

or range between -

&

-

## Median sale price

Median price \$594,000

Property type Unit

Suburb Murrumbeena

Period - From 10/12/2021

to 09/12/2022

Source REIV

## Comparable property sales

**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	5/19 Beena Av, Carnegie 3163	\$910,000	26/11/2022
2	5/32 Hobart Road, Murrumbeena 3163	\$900,500	12/10/2022
3	25a Oakdene Cr, Carnegie 3163	\$885,000	22/10/2022

This Statement of Information was prepared on: 10/12/2022