

# 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 18 Howe Street 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 \$1,698,000

## Median sale price

Median price \$1,715,000 Property type HOUSE Suburb MURRUMBEENA

Period - From 01/04/2022 to 30/06/2022 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. 16 Margaretta Avenue MURRUMBEENA 3163	\$1,715,000	13/07/2022
2. 48 Bowen Street, Hughesdale 3166	\$1,715,000	16/07/2022
3. 19 Tranmere Avenue CARNEGIE 3163	\$1,670,000	28/07/2022

This Statement of Information was prepared on: 3/10/2022