

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 7/1216 Dandenong Road Murrumbeena 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 \$410,000

or range between

&

Median sale price

Median price \$595,000

Property type UNIT

Suburb ORMOND

Period - From 01/01/2023

to 31/07/2023

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. 5/50 Poath Rd, Hughesdale, VIC 3166	\$410,000	23/03/2023
2. 210/9 Morton Avenue, Carnegie, VIC 3163	\$403,000	14/06/2023
3. 20/997 Dandenong Road, Malvern East, VIC 3145	\$400,000	15/06/2023

This Statement of Information was prepared on: 23/08/2023