

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 9a Stewart St, Murrumbeena vic 3163

Indicative selling price

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

Single price or range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,775,000 Property type House Suburb Murrumbeena

Period - From 01/10/2021 to 31/12/2021 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	9 Loreen St, Oakleigh South 3167	\$1,210,000	24/01/2022
2	199 Poath Road, Murrumbeena 3163	\$1,165,000	19/02/2022
3	344 Koornang Rd, Carnegie 3163	\$1,098,000	15/12/2021

This Statement of Information was prepared on: 21/02/2022