

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 3/121 Murrumbeena Road, Murrumbeena 3163

Indicative selling price

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

range between \$450,000 & \$495,000

Median sale price

Median price \$588,250 Unit X Suburb or locality Murrumbeena
 Period - From 01/04/2017 to 30/06/2017 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
17/488-490 Neerim Rd, Murrumbeena 3163	\$488,000	01/07/2017
15/4 William Street, Murrumbeena 3163	\$487,000	19/07/2017
6/2A Truganini Road, Carnegie 3163	\$480,000	18/07/2017