

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 6 Perth Street, 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 \$ or range between \$2,450,000 & \$2,650,000

Median sale price

Median price \$1,845,000 Property type HOUSE Suburb MURRUMBEENA

Period - From 01/10/2024 to 31/12/2024 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
32 Belsize Av, CARNEGIE 3163	\$2,560,000	09/11/2024
46 Emily St, CARNEGIE 3163	\$2,640,000	22/10/2024
1 Riley St, MURRUMBEEA 3163	\$2,600,000	05/10/2024

This Statement of Information was prepared on: 17.12.2024