

# 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 4/3C Innellan Road, Murrumbeena 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$310,000 & \$340,000

## Median sale price

Median price \$561,500 Property type Unit Suburb Murrumbeena

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

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 4/3b Innellan Rd, MURRUMBEENA 3163	\$358,000	10/12/2022
2 5/9 Gerald St, MURRUMBEENA 3163	\$335,000	17/10/2022
3 7/26 Elliot Ave, CARNEGIE 3163	\$328,000	24/11/2022

This Statement of Information was prepared on: 23/01/2023