
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

25/41 Murrumbeena Rd, Murrumbeena 3163

Indicative selling price

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

range between \$590,000 & \$640,000

Median sale price

Median price \$580,000

Unit X

Suburb or locality Murrumbeena

Period - From 01/10/2017 to 31/12/2017

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
205/41 Murrumbeena Rd, Murrumbeena 3163	\$640,000	9/9/2017
9/41 Murrumbeena Rd, Murrumbeena 3163	\$620,000	23/10/2017
3/71 Tranmere Ave, Carnegie 3163	\$621,000	14/10/2017