

# 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 13 Rosella Street MURRUMBEENA 3163

## Indicative selling price

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

\$1,100,000

&

\$1,210,000

## Median sale price

Median price \$1,416,000 Property type HOUSE Suburb MURRUMBEENA

Period - From 1/10/2019 to 30/09/2020 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
539 Neerim Road MURRUMBEENA 3163	\$1,208,880	28/11/2020
51 Hobart Road MURRUMBEENA 3163	\$1,170,000	05/12/2020
3 Omama Road MURRUMBEENA 3163	\$1,156,000	12/12/2020

This Statement of Information was prepared on: Monday 11<sup>th</sup> January 2020