

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 3/37-38 Railway Parade, MURRUMBEENA VIC 3163

Indicative selling price

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

A single price \$850,000

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

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
1. 4/164-166 Murrumbeena Road, MURRUMBEENA VIC 3163	\$890,000	04/03/2023
2. 10/590 Neerim Road, HUGHESDALE VIC 3166	\$830,000	25/02/2023
3. 1/1 Crosbie Road, MURRUMBEENA VIC 3163	\$851,500	11/02/2023

This Statement of Information was prepared on: 29 March 2023