

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

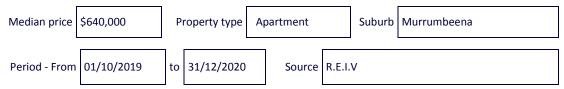
Address	
Including suburb and	7/7 Crosbie Road, Murrumbeena 3163
postcode	

## Indicative selling price

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

range between \$300,000 & \$330,000

## Median sale price



## **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- 15/163 Murrumbeena Road, Murrumbeena 3163	\$295,000	24/11/2019
2- 4/19 Brisbane Street, Murrumbeena 3163	\$330,000	27/10/2019
3- 19/1 Kitmont Street, Murrumbeena 3163	\$340,000	06/11/2019

This Statement of Information was prepared on:	02/03/2020