

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 7/7 Crosbie Road, Murrumbeena 3163

Indicative selling price

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

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

Median sale price

Median price \$640,000 Property type Apartment Suburb Murrumbeena

Period - From 01/10/2019 to 31/12/2020 Source R.E.I.V

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