

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

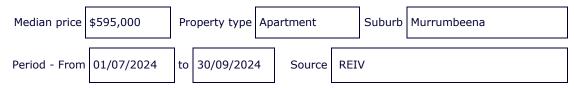
Address Including suburb and postcode

# Indicative selling price

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

Single Price \$239,000

## Median sale price



## **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. 3/161a Oakleigh Road, Carnegie VIC 3163         | \$247,500 | 21/10/2024   |
| 2. 2/9 Toward Street, Murrumbeena VIC 3163         | \$240,000 | 05/10/2024   |
| 3. 18/780-782 Warrigal Road, Malvern East VIC 3145 | \$242,000 | 25/09/2024   |

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16.12.2024