

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 3/14 Wahroonga Crescent, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Range between \$950,000 & \$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median price \$588,250 *House ☐ *unit ☒ Suburb
 or locality Murrumbeena

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 2/1248 Dandenong Rd MURRUMBEENA 3163	\$1,100,000	16/09/2017
2: 2/26-28 Maroo St HUGHESDALE 3166	\$1,000,000	29/04/2017
3: 9/14 Wahroonga Cr MURRUMBEENA 3163	\$959,000	15/07/2017