

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 12 Crosby Road Murrumbeena 3163

Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price \$1,465,000 House ☒ Suburb
 or locality Murrumbeena
 Period - From 1/7/2017 to 30/9/2017 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
23 Swan Road, Murrumbeena 3163	\$1,720,000	28/10/2017
22 Reid Street Murrumbeena 3163	\$1,620,000	8/7/2017
6 Maude Street Murrumbeena 3163	\$1,581,000	18/11/2017