

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/30 Ardyne Street, Murrumbeena Vic 3163
---	--

Indicative selling price

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

Range between	\$890,000	&	\$970,000
---------------	-----------	---	-----------

Median sale price

Median price	\$1,421,000	House	X	Suburb	Murrumbeena
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/36 Darling St HUGHESDALE 3166	\$998,000	08/04/2017
7/14 Wahroonga Cr MURRUMBEENA 3163	\$915,000	25/03/2017
2/616 Waverley Rd MALVERN EAST 3145	\$902,000	11/02/2017