

# 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 37 Rosella Street, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## 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	5 Blythe St, Murrumbeena 3163	\$1,725,000	13/01/2022
2	47 Shepparson Ave, Carnegie 3163	\$1,682,000	19/02/2022
3	3 Doris St, Murrumbeena 3163	\$1,635,500	11/12/2021

This Statement of Information was prepared on: