

# 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 1/6 Bute 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 \$800,000 & \$880,000

### Median sale price

Median price \$645,000 Property type Unit Suburb MURRUMBEENA  
Period - From 30/05/2021 to 26/11/2021 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/18 Rosella Street Murrumbeena Vic 3163	\$855,000	2021-07-10
2	3/45 Hobart Road Murrumbeena Vic 3163	\$800,000	2021-07-26
3	3/48-50 Ardyne Street Murrumbeena Vic 3163	\$805,000	2021-08-07

This Statement of Information was prepared on: 26/11/2021

