

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 2/9 Railway Parade, Murrumbeena VIC 3163

Indicative selling price

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

Single price - or range between \$580,000 & \$620,000

Median sale price

Median price \$614,000 Property type Unit Suburb Murrumbeena

Period - From 01/01/2022 to 31/12/2022 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
1 6/332 Neerim Road, Carnegie 3163	\$640,000	30/11/2022
2 104/3-9 Elliott Ave, Carnegie 3163	\$640,000	22/11/2022
3 10/128 Murrumbeena Road, Murrumbeena 3153	\$613,000	18/12/2022

This Statement of Information was prepared on: 25/01/2023