



## Statement of Information

# 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 1/23 Brisbane Street, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Range between \$290,000 & \$315,000

## Median sale price

Median price \$632,000 Property type Unit Suburb Murrumbeena



Period - From 01/01/2023 to 31/03/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

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.

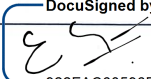
Address of comparable property	Price	Date of sale
1. 1/87 Coorigil Rd CARNEGIE 3163	\$310,000	05/04/2023
2. 3/6 Dunoon St MURRUMBEENA 3163	\$310,000	18/04/2023
3. 7/375 Neerim Rd CARNEGIE 3163	\$310,000	27/03/2023

OR

  
 Agent  
  
 Vendor

This Statement of Information was prepared on: 11/05/2023 12:53pm

11.5.2023  
 Date  
 11.05.2023  
 Date  
 11-05-2023  
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