

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 4/5 Wilson Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$585,000 Property type Unit Suburb Murrumbeena

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
24/67 Moonya Road, Carnegie	\$320,000	20/07/2023
8/24 Margaret St CARNEGIE 3163	\$335,500	07/06/2023
7/9 Poplar Gr CARNEGIE 3163	\$320,000	09/08/2023

This Statement of Information was prepared on: 02/11/2023