

# 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 21a Brett Street Murrumbeena 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 \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,606,500 Property type HOUSE Suburb MURRUMBEENA

Period - From 1/10/2020 to 30/9/2020 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
1/29 Dalny Road MURRUMBEENA 3163	\$1,650,000	20/10/2021
3a Kangaroo road MURRUMBEENA 3163	\$1,592,000	13/10/2021
25a Leary Avenue BENTLEIGH EAST 3165	\$1,571,000	09/10/2021

This Statement of Information was prepared on: 1/11/2021