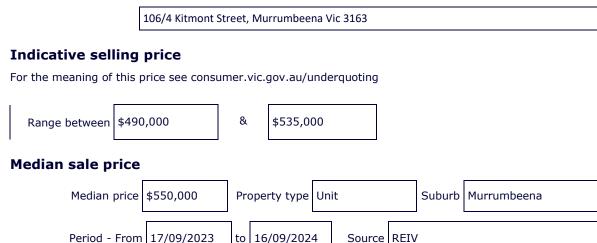


Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale



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
1. 304/119 Poath Rd MURRUMBEENA 3163	\$504,000	14/09/2024
2. 103/128 Murrumbeena Rd MURRUMBEENA 3163	\$535,000	28/08/2024
3. 103/4 Kitmont St MURRUMBEENA 3163	\$568,000	16/07/2024