

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 10 Bute Street, Murrumbeena VIC 3163

Indicative selling price

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

range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,348,750 Property type House Suburb Murrumbeena

Period - From 01/01/2020 to 31/12/2020 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
17 Melva St BELTLEIGH EAST 3165	\$1,245,000	24/11/2020
17 Keswick St BELTLEIGH EAST 3165	\$1,240,000	08/10/2020
6 Porter Rd CARNEGIE 3163	\$1,212,000	13/10/2020

This Statement of Information was prepared on: 9/01/2021