

# 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 26 Perth Street, Murrumbeena, 3163

## Indicative selling price

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

Single price N/A or range between \$1,400,000 & \$1,500,000

## Median sale price

Median price \$1,450,000 Property type HOUSE Suburb MURRUMBEENA

Period - From 01/10/2019 to 31/12/2019 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
1. 67 Hobart Rd MURRUMBEENA 3163	\$1,480,000	20/10/2019
2. 1a Craigavad Street, CARNEGIE 3163	\$1,550,000	28/11/2019
3. 54 Wornack Road, CARNEGIE 3163	\$1,545,000	30/11/2019

Monday 17<sup>th</sup> February 2020 at 10:40am