

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 6/245 Murrumbeena Road Murrumbeena 3163

Indicative selling price

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

Single price \$ or range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$439,000 *House *Unit X Suburb Murrumbeena

Period - From 01/04/2019 to 30/06/2019 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/23 Brisbane Street Murrumbeena 3163	\$338,000	29/05/2019
4/21 Dunoon Street Murrumbeena 3163	\$335,000	01/06/2019
7/108 Murrumbeena Road Murrumbeena 3163	\$310,000	05/04/2019