

# 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 1/24 Murrumbeena Rd, Murrumbeena VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$650,000 & \$700,000

## Median sale price

Median price \$650,900 Property type Unit Suburb Murrumbeena

Period - From 01/04/2020 to 31/03/2021 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
2/29 Railway Rd MURRUMBEENA 3163	\$675,000	28/03/2021
2/1 Murrumbeena Rd CARNEGIE 3163	\$746,000	13/03/2021
10/20 Grange Rd CARNEGIE	\$711,000	18/02/2021

This Statement of Information was prepared on: 11/05/2021