

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

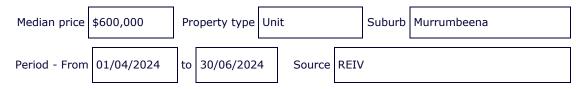
Address 6/23 Melbourne Street, Murrumbeena VIC 3163 Including suburb and postcode

Indicative selling price

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



Median sale price



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. | 309/119 Poath Road, Murrumbeena VIC 3163 | \$586,000 | 20/07/2024 |
| 2. | 2/8 Dunoon Street, Murrumbeena VIC 3163 | \$595,000 | 27/06/2024 |
| 3. | 1009/1060 Dandenong Road, Carnegie VIC 3163 | \$592,500 | 09/05/2024 |

This Statement of Information was prepared on: 07.08.2024