

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 21 Brisbane Street Murrumbeena 3163

Indicative selling price

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

range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,700,000 Property type House Suburb Murrumbeena

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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
142 Murrumbeena Road Murrumbeena 3163	\$1,490,000	03/12/2021
18 Shepparton Avenue Carnegie 3163	\$1,450,000	09/04/2022
53 Carlisle Crescent Hughesdale 3166	\$1,400,000	19/03/2022

This Statement of Information was prepared on: 23/05/2022