

# 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 1/9 Dunoon Street, Murrumbeena Vic 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 \$339,000

or range between

&

## Median sale price

Median price \$598.750

Property type Unit

Suburb Murrumbeena

Period - From 01/01/2022

to 31/03/2022

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**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. 6/14 Sydney Street, MURRUMBEENA 3163	\$365,000	03/05/2022
2. 3/23 Brisbane Street, MURRUMBEENA 3163	\$350,000	18/05/2022
3. 1/21 Adelaide Street, MURRUMBEENA 3163	\$337,000	10/02/2022

This Statement of Information was prepared on: 25/06/2022 11.30 am