

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

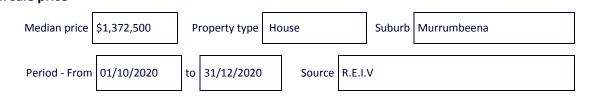
Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting or range between \$1,300,000 Single price & \$1,400,000 \$

6 Atkinson Street, Murrumbeena 3163

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the Α estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 Atkinson Street, Murrumbeena 3163	\$1,299,000	13/11/2020
2a Kangaroo Road, Murrumbeena 3163	\$1,360,000	20/02/2021
13 Rosella Street, Murrumbeena 3163	\$1,376,000	20/02/2021

This Statement of Information was prepared on: 25/03/2021