

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 315 MURRUMBEENA ROAD, MURRUMBEENA, VIC 3163

Indicative selling price

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

Range between \$1,399,000 & \$1,499,000

Median sale price

Median price \$1,712,500 Property type House Suburb MURRUMBEENA

Period - From 01 October 2021 to 30 September 2022 Source Price Finder

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.

21 ATKINSON ST, MURRUMBEENA, VIC 3163	\$1,511,000	08/09/2022
720 NORTH RD, ORMOND, VIC 3204	\$1,580,000	12/08/2022
6B GOODRICH ST, BENTLEIGH EAST, VIC 3165	\$1,515,000	21/05/2022

This Statement of Information was prepared on: 07/11/2022