

# 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 5 Maude 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)

Single price  or range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,710,000 Property type House Suburb MURRUMBEENA

Period - From 17/10/2021 to 17/10/2022 Source core\_logic

### Comparable property sales

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

Address of comparable property	Price	Date of sale
1 9 Beauville Avenue Murrumbeena Vic 3163	\$1,710,000	2022-05-17
2 2 Calembeena Avenue Hughesdale Vic 3166	\$1,705,000	2022-05-21
3 33 Edinburgh Street Bentleigh East Vic 3165	\$1,700,000	2022-06-22

This Statement of Information was prepared on: 17/10/2022

