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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

3/121 Murrumbeena Road, Murrumbeena 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$539,000

## Median sale price

Median price

\$572,000

Property type

Apartment

Suburb

Murrumbeena

Period - From

1/7/2021

to

30/9/2021

Source

R.E.I.V

## 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
16/5 Murrumbeena Road, Murrumbeena 3163	\$534,000	12/11/2021
7/9 Dunoon Street, Murrumbeena 3163	\$540,000	13/9/2021
7/13 Emily Street, Carnegie 3163	\$529,750	8/10/2021

This Statement of Information was prepared on:

27/11/2021