

# 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 49B Rosella 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)

range between \$1,250,000 & \$1,375,000

## Median sale price

Median price \$1,416,000 Property type House Suburb Murrumbeena

Period - From 01/10/2019 to 30/09/2020 Source REIV

## Comparable property sales

**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
9A Margaretta Av MURRUMBEENA 3163	\$1,375,000	11/11/2020
2/14 Capom St MALVERN EAST 3145	\$1,375,000	25/09/2020
13a Poath Rd MURRUMBEENA 3163	\$1,300,000	20/11/2020

This Statement of Information was prepared on: 12/01/2021

Agent

Date

Vendor

Date

Vendor

Date