

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 7/121 Murrumbeena Road, Murrumbeena

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$550,000 & \$605,000

Median sale price

(*Delete house or unit as applicable)

Median price \$577,500 *House *Unit x Suburb Murrumbeena

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25/50 Poath Rd HUGHESDALE 3166	\$587,500	19/04/2018
205/276 Neerim Rd CARNEGIE 3163	\$580,000	21/05/2018
118/41 Murrumbeena Rd MURRUMBEENA 3163	\$570,000	28/04/2018