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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

101/17 Railway Parade, MURRUMBEENA VIC 3163

## Indicative selling price

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

a range between

\$440,000

&

\$480,000

## Median sale price

Median price

\$516,500

Property type

Unit

Suburb

MURRUMBEENA

Period - From

01/10/2018

to

30/09/2019

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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/488 Neerim Road MURRUMBEENA VIC 3161	\$ 508,500	12/10/2019
2	105/2 Belsize Avenue CARNEGIE VIC 3163	\$ 485,000	06/11/2019
3	8/24 Woorayl Street CARNEGIE VIC 3163	\$ 475,000	09/11/2019

This Statement of Information was prepared on:

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