
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

1/8 Kangaroo Road, Murrumbeena 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

&

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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
8/36 Rosella Street, Murrumbeena 3163	\$300,000	10/02/2022
5/8 Adelaide Street, Murrumbeena 3163	\$320,000	12/12/2021
1/21 Adelaide Street, Murrumbeena 3163	\$337,000	10/02/2022

This Statement of Information was prepared on: