

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 18b Atkinson Street MURRUMBEENA 3163

Indicative selling price

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

Single price \$ or range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$439,000 Property type Unit Suburb MURRUMBEENA

Period - From 01/04/2019 to 30/06/19 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
7a Pell Street BENTLEIGH EAST 3165	\$1,306,000	10/08/2019
40a Goodrich BENTLEIGH EAST 3165	\$1,250,000	06/07/2019
2/55 Poath Road MURRUMBEENA	\$1,250,000	25/08/2019

This Statement of Information was prepared on: Monday 14th October 2019