

# 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 5 Spark Street, Murrumbeena VIC 3163

## Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

## Median sale price

Median price \$1,588,000

Property type House

Suburb Murrumbeena

Period - From 01/07/2022 to 30/06/2023

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
1. 45 Latrobe Street, HUGHESDALE VIC 3166	\$1,800,000	02/09/2023
2. 21 Swan Road, Murrumbeena VIC 3163	\$1,750,000	09/09/2023
3. 1 Moonya Road, CARNEGIE VIC 3163	\$1,700,000	13/07/2023

This Statement of Information was prepared on: 26/09/2023