

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 45B Kinlock Avenue, Murrumbeena VIC 3163

Indicative selling price

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

range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,372,500 Property type House Suburb Murrumbeena

Period - From 01/10/2020 to 31/12/2020 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
35a Barrani St BENTLEIGH EAST 3165	\$1,415,000	16/09/2020
45a Kinlock Av MURRUMBEENA 3163	\$1,403,500	23/12/2020

This Statement of Information was prepared on: 21/01/2021