

# 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 4B Maude Street, Murrumbeena VIC 3163

## Indicative selling price

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

range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,617,500 Property type House Suburb Murrumbeena

Period - From 01/04/2021 to 30/06/2021 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
12a Grandview Gr CARNEGIE 3163	\$1,585,000	27/03/2021
40b Gnarwyn Rd CARNEGIE 3163	\$1,621,000	20/03/2021
45B Kinlock Av MURRUMBEENA 3163	\$1,560,000	28/02/2021

This Statement of Information was prepared on: 19/07/2021