

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

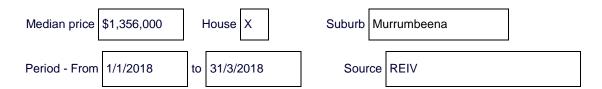
Address	
Including suburb and	39 Beauville Avenue Murrumbeena 3163
postcode	

Indicative selling price

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

range between \$1,300,000 & \$1,400,000

Median sale price



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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Doris Street, Murrumbeena 3163	\$1,405,000	3/3/2018
9 Swan Road, Murrumbeena 3163	\$1,390,000	24/3/2018
6 Thaxted Road, Murrumbeena 3163	\$1,352,500	17/3/2018