

# Statement of Information

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

16/20 Strathearn Avenue Murrumbeena, 3163

## Indicative selling price

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

Range between \$275,000.00 & \$290,000.00

## Median sale price

Median price \$340,000.00 Property Type UNIT Suburb MURRUMBEENA

Period - From 25-Nov-2020 to 24-Nov-2021 Source REA

## 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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/22 Murrumbeena Road, Murrumbeena, Vic 3163	\$300,000.00	02-Jul-2021
2	6/8 Melbourne Street, Murrumbeena, Vic 3163	\$305,000.00	01-Nov-2021
3	7/34 Bute Street, Murrumbeena, Vic 3163	\$302,500.00	20-Oct-2021

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