

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8/174 Murrumbeena Road, Murrumbeena, VIC 3163

Indicative selling price

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

Single Price \$399,500

Median sale price

Median price \$601,050 Property Type Apartment Suburb Murrumbeena (3163)

Period - From 17/10/2019 to 15/10/2020 Source pdol

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
8/16 TRUGANINI ROAD, CARNEGIE VIC 3163	\$390,000	11/07/2020
4/167 MURRUMBEENA ROAD, MURRUMBEENA VIC 3163	\$385,000	11/05/2020
6/14 YENDON ROAD, CARNEGIE VIC 3163	\$376,000	05/05/2020

This Statement of Information was prepared on: 23/11/2020