

# 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 101/41 Murrumbeena Road, Murrumbeena VIC

## Indicative selling price

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

Range between \$580,000 & \$630,000

## Median sale price

Median price \$700,000 Property type Apartment Suburb Murrumbeena

Period - From 01/10/2023 to 31/12/2023 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
1. 610/16 Woorayl Street, Carnegie VIC 3163	\$630,000	20/12/2023
2. 4/369 Neerim Road, Carnegie VIC 3163	\$605,000	01/03/2024
3. 201/276 Neerim Road, Carnegie VIC 3163	\$580,000	08/12/2023

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 06/03/2024