

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 12 Pelling Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,624,444 Property type House Suburb Murrumbeena

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 11 Innellan Rd, Murrumbeena 3163	\$1,840,000	08/09/2023
2. 21 Swan Rd, Murrumbeena 3163	\$1,750,000	09/09/2023
3. 5 Libna St, Carnegie 3163	\$1,720,000	21/10/2023

This Statement of Information was prepared on: Monday 06/11/2023 9:41am