

# 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 12a Second Avenue, Murrumbeena VIC 3163

## Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

## 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

**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. 1/14 Coorigil Road, Carnegie VIC 3163	\$1,629,000	21/10/2023
2. 9a Walsh Street, Ormond VIC 3204	\$1,610,000	24/06/2023
3. 481 Neerim Road, Murrumbeena VIC 3163	\$1,608,888	24/06/2023

This Statement of Information was prepared on: 02/11/2023