

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 14/11 Murrumbeena Road, Murrumbeena 3163

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

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

Period - From 01/10/2023 to 31/12/2023 Source R.E.I.V

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
3/8 Kangaroo Road, Murrumbeena 3163	\$300,000	19/12/2023
6/144 Oakleigh Road, Carnegie 3163	\$314,000	18/12/2023
4/5 Wilson Street, Murrumbeena 3163	\$335,000	13/11/2023

This Statement of Information was prepared on: 04/02/2024

Agent

Date

Vendor

Date