

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 18a Wallace Avenue, Murrumbeena VIC 3163

Indicative selling price

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

Single price - or range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,249,000 Property type Townhouse Suburb Murrumbeena
Period - From 01/04/2023 to 31/03/2024 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 33a Tranmere Avenue, Carnegie 3163	\$1,835,000	21/02/2024
2 37a Belsize Avbenue, Carnegie 3163	\$1,825,000	20/10/2023
3 12a Second Avenue, Murrumbeena 3163	\$1,762,500	26/11/2023

This Statement of Information was prepared on: 01/04/2024