

# 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 2/50 Kangaroo Road, Murrumbeena VIC 3163

## Indicative selling price

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

Range between \$780,000 & \$840,000

## Median sale price

Median price \$610,000 Property type Unit Suburb Murrumbeena

Period - From 01/01/2023 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. 3/165 Murrumbeena Road, Murrumbeena VIC 3163 | \$830,000 | 14/02/2024   |
| 2. 10/46-48 Coorigil Road, Carnegie VIC 3163    | \$795,000 | 16/11/2023   |
| 3. 5/1316 Glen Huntly Road, Carnegie            | \$792,000 | 17/01/2024   |

This Statement of Information was prepared on: 14/03/2024