

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 20 Bute Street, Murrumbeena VIC 3163

Indicative selling price

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

Range between \$1,425,000 & \$1,550,000

Median sale price

Median price \$1,740,500 Property type House 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. 20 Skipton Road, Hughesdale VIC 3166	\$1,513,500	24/02/2024
2. 16 Velra Avenue, Murrumbeena VIC 3163	\$1,487,000	23/03/2024
3. 10 Bretonneux Square, Malvern East VIC 3145	\$1,435,000	28/03/2024

This Statement of Information was prepared on: 15/04/2024