

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 239B Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

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

Single price - or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$579,990 Property type Unit Suburb Murrumbeena

Period - From 20/06/2022 to 19/06/2023 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	5/11 Gnarwyn Road, Carnegie 3163	\$1,191,500	03/05/2023
2	3/30 Wornack Road, Carnegie 3163	\$1,006,000	20/05/2023
3	1/51 Coorigil Road, Carnegie 3163	\$1,000,000	17/06/2023

This Statement of Information was prepared on: 14/08/2023