

## Single residential property located in the Melbourne metropolitan area

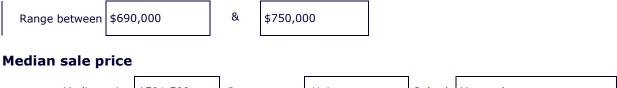
Sections 47AF of the Estate Agents Act 1980

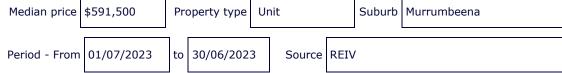
## Property offered for sale

Address Including suburb and 3/24 Gerlad Street, Murrumbeena Vic 3163 postcode

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)





## Comparable property sales (\*Delete A or B below as applicable)

**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. 1/35 Madden Avenue, Carnegie 3163	\$740,000	18/03/2023
2. 4/10 Rugby Rd, Hughesdale 3166	\$696,000	01/07/2023
3. 311/285 Neerim Rd, Carnegie 3163	\$695,000	26/04/2023

This Statement of Information was prepared on: Tuesday 5th September 2023 9:36am