

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

3 Baker Street, Murrumbeena VIC 3163

Indicative selling price

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

Range between

\$1,050,000	&	\$1,150,000
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Median sale price

Median price

\$1,588,000	Property type	House	Suburb	Murrumbeena
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Period - From

01/07/2022	to	30/06/2023	Source	REIV
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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. 8 Normanby Street, Hughesdale VIC 3166	\$1,105,000	15/07/2023
2. 31 Ardyne Street, Murrumbeena VIC 3163	\$1,100,000	24/08/2023
3. 1/5 Baker Street, Murrumbeena VIC 3163	\$1,100,000	23/06/2023

This Statement of Information was prepared on:

09/10/2023
