

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 34 Wallace Avenue, Murrumbeena

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,670,000 Property type House Suburb Murrumbeena

Period - From 01/10/2023 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. 34 Doris Street, Murrumbeena VIC 3163	\$2,250,000	09/12/2023
2. 28 Murrumbeena Crescent, Murrumbeena VIC 3163	\$2,176,000	11/02/2024
3. 40 Dallas Avenue, Hughesdale VIC 3166	\$2,050,000	27/02/2024

This Statement of Information was prepared on: 15/03/2024