Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

37 ARDYNE 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)

Single Price			or rang betwee		\$1,750,000	&	\$1,850,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,740,500	Property type		House		Suburb	Murrumbeena		
Period-from	01 May 2023	to	30 Apr 20	024	Source		Corelogic		

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 6 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	
9 OMAMA ROAD MURRUMBEENA VIC 3163	\$1,715,000	18-Nov-23	

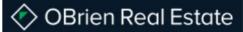
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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9 OMAMA ROAD MURRUMBEENA Sold Price \$1,715,000 Sold Date 18-Nov-23 VIC 3163

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Distance 0.58km

RS = Recent sale UN = Undisclosed Sale

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