

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 4/25 Rosella 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 \$270,000 & \$290,000

Median sale price

Median price \$581,000 Property type Unit Suburb Murrumbeena

Period - From 01/07/2023 to 30/09/2023 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. 13/55 Blackwood Street, Carnegie VIC 3163	\$290,000	17/08/2023
2. 7/8 Anzac Street, Carnegie VIC 3163	\$282,000	06/09/2023
3. 14/55 Blackwood Street, Carnegie VIC 3163	\$276,000	31/08/2023

This Statement of Information was prepared on: 16/11/2023