

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 5 Gunn Street, Murrumbeena VIC 3163

Indicative selling price

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

Single price - or range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,600,000 Property type House Suburb Murrumbeena

Period - From 21/08/2022 to 20/08/2023 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	5 Centre Road, Carnegie 3163	\$1,565,000	03/06/2023
2	17 Reid St, Murrumbeena 3163	\$1,515,000	20/06/2023
3	16 Rosanna St, Carnegie 3163	\$1,510,000	03/06/2023

This Statement of Information was prepared on: 21/08/2023