

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

Indicative selling price

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

Range between &

Median sale price

Median price Property type Suburb
 Period - From to Source

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 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. 3/124 Murrumbeena Road, Murrumbeena 3163	\$640,000	31/08/2023
2. 11/128 Murrumbeena Road, Murrumbeena 3163	\$611,000	31/08/2023
3. 7/369 Neerim Road, Carnegie 3163	\$595,000	08/07/2023

This Statement of Information was prepared on: