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	15/51 Murrumbeena Road, Murrumbeena, VIC 3163

Indicative selling price

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

Single price $698,000 or range between _____ & _____

Median sale price

Median price $560,000 Property type Unit Suburb MURRUMBEENA

Period - From 06/10/2019 to 06/04/2020 Source CoreLogic

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
1 104/9 Railway Parade Murrumbeena	$610,000	14/03/2020
2 6/9 Railway Parade Murrumbeena	$602,000	11/03/2020
3 202/16 Tranmere Avenue Carnegie	$643,000	29/02/2020

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 six months.~~

This Statement of Information was prepared on: 06/04/2020