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	4 Thomson Avenue, Murrumbeena, VIC 3163

Indicative selling price

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

Single price	$1,450,000	or range between		&

Median sale price

Median price	$ 1,670,000	Property type	House	Suburb	MURRUMBEENA
Period - From	30/08/2023	to	29/08/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5 Paddington Road Hughesdale Vic 3166	$1,400,000	2024-06-22
2	8 Burns Avenue Murrumbeena Vic 3163	$1,700,000	2024-06-15
3	20 Bute Street Murrumbeena Vic 3163	$1,535,000	2024-05-23

This Statement of Information was prepared on: 30/08/2024

CONSUMER AFFAIRS VICTORIA