Gary Peer

Statement of Information

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	3/20 Sydney 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)

Single Price	$1,149,500

Median sale price

Median price	$1,320,000	Property type	Townhouse	Suburb	Murrumbeena
Period – From	04/10/2023	to	03/10/2024	Source	REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1	$	
2	$	
3	$	

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: 05/10/2024