

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between  &

## Median sale price

Median price  Property type  Suburb   
 Period - From  to  Source

## Comparable property sales

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
38 Brett Street, Murrumbeena 3163	\$1,550,000	13/3/2021
1 Velra Avenue, Murrumbeena 3163	\$1,606,500	27/3/2021
6 Atkinson Street, Murrumbeena 3163	\$1,615,000	26/3/2021

This Statement of Information was prepared on: