

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne
metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 45 & 47 Kangaroo Road, Murrumbeena & 33 Howe Street Murrumbeena

Indicative selling price

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

range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$1,410,000 House X Suburb
or locality Murrumbeena
Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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.