

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

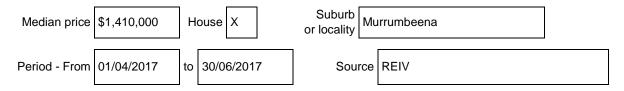
Address	
Including suburb and	45 & 47 Kangaroo Road, Murrumbeena & 33 Howe Street Murrumbeena
postcode	

Indicative selling price

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

range between \$3	\$3,800,000	&	\$4,180,000
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Median sale price



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.