

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 39 Beauville Avenue Murrumbeena 3163

Indicative selling price

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

range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,356,000 House X Suburb Murrumbeena

Period - From 1/1/2018 to 31/3/2018 Source REIV

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Doris Street, Murrumbeena 3163	\$1,405,000	3/3/2018
9 Swan Road, Murrumbeena 3163	\$1,390,000	24/3/2018
6 Thaxted Road, Murrumbeena 3163	\$1,352,500	17/3/2018