

### UNIT Offered for Sale

1/15-17 Kangaroo Road Murrumbeena VIC 3163

 3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$760,000

### Median Sale Price




\$725,000 Units in Murrumbeena between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**2/40 Ardyne Street Murrumbeena VIC 3163** Sold Price **\$720,000** Sold Date **10-Nov-18**  
 2  1  1 Distance **0.29km**



**26 Toward Street Murrumbeena VIC 3163** Sold Price **\$695,000** Sold Date **16-Feb-19**  
 2  1  1 Distance **0.41km**



**2/31 Coorigil Road Carnegie VIC 3163** Sold Price **\$710,000** Sold Date **23-Aug-18**  
 2  1  2 Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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