

Property offered for sale

Address: 1-4/3 Ardyne Street Murrumbeena

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,100,000 & \$1,200,000

Median sale price




Median price: \$692,000 Unit Suburb: Murrumbeena
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

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.



3/51 Coorigil Rd CARNEGIE




3  2  2 

Warm and inviting in traditional brick beauty, this surprisingly spacious, super modern 3 bedroom 2 bathroom single level rear

Sold by Auction \$1,042,000
Date Sold May 2017



9b Stewart St MURRUMBEENA




3  2  2 

Single-level living doesn't get more substantial, secluded or central than this! Just off the Poath Rd shopping strip, this stylish

Sold by Auction \$1,160,000
Date Sold May 2017



2/13 Madden Av CARNEGIE

3  2  2 

On its own title and in good original condition, this super-sized, single level rear residence is fit for a family with its generous

Sold by Auction \$1,181,000
Date Sold Jun 2017