

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

206/115 Poath Road, Murrumbeena Vic 3163

### Indicative selling price

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

Range between \$490,000 & \$520,000

### Median sale price

Median price \$598,550

Property Type Unit

Suburb Murrumbeena

Period - From 01/04/2020

to 30/06/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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.~~

Address of comparable property		Price	Date of sale
1	202/28 Swindon Rd HUGHESDALE 3166	\$530,000	02/06/2020
2			
3			

OR

~~B\* 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.~~

This Statement of Information was prepared on:

23/07/2020 16:01



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**Property Type:**  
**Land Size:** 65 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$520,000  
**Median Unit Price**  
June quarter 2020: \$598,550

## Comparable Properties



**202/28 Swindon Rd HUGHESDALE 3166 (REI)** **Agent Comments**

2 1 1

**Price:** \$530,000  
**Method:** Sale by Tender  
**Date:** 02/06/2020  
**Property Type:** Apartment

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.