

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 403/119 Poath Road, Murrumbeena

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$380,000 & \$410,000

Median sale price

Median price \$378,000 Property type Apartment Suburb Murrumbeena
Period - From 01/07/19 to 30/09/19 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 208/21 Belsize Avenue, Carnegie	\$ 412,000	07/12/19
2 11/5 Murrumbeena Road, Murrumbeena	\$ 402,000	18/11/19
3 104/2 Belsize Avenue, Carnegie	\$ 387,000	21/09/19

This Statement of Information was prepared on: Tuesday 21st January 2020