

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

209/67b Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$528,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/04/2022

to

30/06/2022

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	107/41 Murrumbeena Rd MURRUMBEENA 3163	\$555,555	10/05/2022
2	3/2-4 William St MURRUMBEENA 3163	\$545,000	04/07/2022
3	201/1100 Dandenong Rd CARNEGIE 3163	\$520,000	01/04/2022

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:

09/08/2022 15:43



2 2 1

Property Type: Apartment
Land Size: 78 (internal) plus balcony & OSP sqm approx
Agent Comments

Indicative Selling Price
 \$528,000
Median Unit Price
 June quarter 2022: \$630,000

Comparable Properties



107/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$555,555
Method: Private Sale
Date: 10/05/2022
Property Type: Apartment



3/2-4 William St MURRUMBEENA 3163 (REI)

Agent Comments

2 2 1

Price: \$545,000
Method: Private Sale
Date: 04/07/2022
Property Type: Apartment



201/1100 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 01/04/2022
Property Type: Apartment

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