### 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

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Single price \$528,000

#### Median sale price

Median price	\$630,000	Pro	perty Type Unit	t	Suburb	Murrumbeena
Period - From	01/04/2022	to	30/06/2022	Sour	rce 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.

Add	dress 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



# **RT Edgar**





**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)



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

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

Agent Comments

Agent Comments



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



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

Agent Comments

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

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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