

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

5/63 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$516,500

Property Type Unit

Suburb Murrumbeena

Period - From 01/10/2018

to 30/09/2019

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	5/24 Gerald St MURRUMBEENA 3163	\$680,000	01/07/2019
2	6/34 Maroo St HUGHESDALE 3166	\$635,000	04/05/2019
3	8/53 Poath Rd MURRUMBEENA 3163	\$598,000	04/05/2019

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:

31/10/2019 13:22

5/63 Poath Road, Murrumbeena Vic 3163

**Jellis
Craig**

Mark Staples

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markstaples@jellisrcraig.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending September 2019: \$516,500



 2  1  1

Property Type: Unit

Agent Comments

Just steps from Poath Road Village and the train station, this freshly renovated rear villa combines its unusually generous proportions with a leafy garden courtyard designed for indoor/outdoor entertaining. Stylish spaces include open living and dining flowing to alfresco deck, fully equipped kitchen, two bedrooms with BIRs, deluxe bathroom, carport.

Comparable Properties



5/24 Gerald St MURRUMBEENA 3163 (REI/VG) **Agent Comments**

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 01/07/2019

Rooms: 3

Property Type: Unit



6/34 Maroo St HUGHESDALE 3166 (VG)

Agent Comments

 2  -  -

Price: \$635,000

Method: Sale

Date: 04/05/2019

Property Type: Flat/Unit/Apartment (Res)



8/53 Poath Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**

 2  1  1

Price: \$598,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 4

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.