

# 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

251 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,416,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2019 to 30/09/2020

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 | 3 Second Av MURRUMBEENA 3163       | \$1,045,000 | 31/10/2020   |
| 2 | 9a Stewart St MURRUMBEENA 3163     | \$1,025,000 | 07/08/2020   |
| 3 | 1/14 Manuka St BENTLEIGH EAST 3165 | \$910,000   | 13/10/2020   |

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:

11/11/2020 15:10

**Property Type:** House

Agent Comments

Often sought and seldom found, this stunning, low maintenance period home situated conveniently in the heart of Murrumbeena is one not to be missed. Turn-key ready, the home offers a renovated kitchen, bathroom, polished Hardwood floors throughout and high Ornamental ceilings. The balance between indoor/outdoor living is met here perfectly as the spacious formal lounge room with A/C is supported by a sun drenched deck area benefiting from a North/West aspect and private garden. All bedrooms have built-in wardrobes, with one bedroom also having direct access to the outdoor entertaining area. A large euro laundry and refurbished bathroom put the icing on the cake of this Period classic. Other bonuses include Gas ducted heating and evaporative AC throughout the home and stainless steel appliances. On the corner of Blythe Street, with access to the double carport (with door) from that street, the property is positioned within a mature garden. The location is in walking distance to Chadstone Shopping Centre and local shops, trains, buses, kindergarten, schools, cafes, reserves and recreation.

## Comparable Properties

**3 Second Av MURRUMBEENA 3163 (REI)**

Agent Comments

**Price:** \$1,045,000**Method:** Auction Sale**Date:** 31/10/2020**Property Type:** House (Res)**9a Stewart St MURRUMBEENA 3163 (REI/VG)**

Agent Comments

**Price:** \$1,025,000**Method:** Sold Before Auction**Date:** 07/08/2020**Property Type:** House (Res)



1/14 Manuka St BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  1

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 13/10/2020  
**Property Type:** House