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
307/115 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price	$598,500	Property Type	Unit	Suburb	Murrumbeena
Period - From	01/01/2020	to	31/12/2020	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	109/276-280 Neerim Rd CARNEGIE 3163	$425,000	18/10/2020
2	4/23 Melbourne St MURRUMBEENA 3163	$405,000	05/02/2021
3			

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: 10/03/2021 11:04

CONSUMER AFFAIRS VICTORIA

307/115 Poath Road, Murrumbeena Vic 3163

Marcus Peters
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Indicative Selling Price
$410,000 - $450,000
Median Unit Price
Year ending December 2020: $598,500

🛏   🛁 -   🚗

Property Type:

Agent Comments

Comparable Properties

109/276-280 Neerim Rd CARNEGIE 3163 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $425,000
Method: Private Sale
Date: 18/10/2020
Property Type: Apartment

Agent Comments

4/23 Melbourne St MURRUMBEENA 3163 (REI)

🛏 1   🛁 1   🚗 1

Price: $405,000
Method: Private Sale
Date: 05/02/2021
Property Type: Apartment

Agent Comments

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014