

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

8/53 Poath Road, Murrumbeena Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$620,000

Median sale price

Median price \$585,000

House

Unit

X

Suburb

Murrumbeena

Period - From 01/10/2018

to

31/12/2018

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	2/512 Neerim Rd MURRUMBEENA 3163	\$625,000	16/03/2019
2	21/34 Maroo St HUGHESDALE 3166	\$611,500	01/12/2018
3	1/58 Hobart Rd MURRUMBEENA 3163	\$590,000	02/03/2019

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.



 2  1  1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2018: \$585,000

Comparable Properties



2/512 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: Unit



21/34 Maroo St HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  2

Price: \$611,500

Method: Auction Sale

Date: 01/12/2018

Rooms: 3

Property Type: Unit

1/58 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Villa