### 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

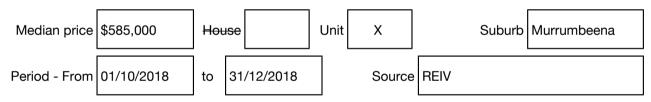
s 8/53 Poath Road, Murrumbeena Vic 3163 d e

#### Indicative selling price

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

Range between	\$570,000	&	\$620,000	

#### Median sale price



#### 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.

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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.





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



Price: \$625.000 Method: Auction Sale Date: 16/03/2019 Rooms: -Property Type: Unit

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



Price: \$611.500 Method: Auction Sale Date: 01/12/2018 Rooms: 3 Property Type: Unit

1/58 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

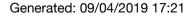


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