

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	8/53 Poath Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$585,000	Hou	se	Unit	Х	\$	Suburb	Murrumbeena
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

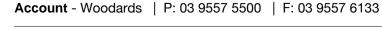
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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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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)





Price: \$625.000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: Unit

Agent Comments



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

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

Property Type: Unit

Agent Comments

1/58 Hobart Rd MURRUMBEENA 3163 (REI)

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Price: \$590,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: Villa

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

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