

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

199 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,687,500

Property Type House

Suburb Murrumbeena

Period - From 01/01/2021

to 31/12/2021

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	3/11 Howe St MURRUMBEENA 3163	\$1,166,888	21/10/2021
2	344 Koornang Rd CARNEGIE 3163	\$1,098,000	15/12/2021
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:

07/02/2022 11:02

199 Poath Road, Murrumbeena Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2021: \$1,687,500



2 1 2

Property Type: House

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



3/11 Howe St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$1,166,888

Method: Auction Sale

Date: 21/10/2021

Property Type: Unit



344 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$1,098,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: House (Res)

Land Size: 349 sqm approx

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 - Jellis Craig | P: 03 9593 4500



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