

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

259 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Murrumbeena

Period - From 01/07/2021 to 30/09/2021 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	29 Beauville Av MURRUMBEENA 3163	\$1,570,000	10/07/2021
2	32 Kinrade St HUGHESDALE 3166	\$1,510,000	13/11/2021
3	16 Victory St MURRUMBEENA 3163	\$1,500,000	06/11/2021

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: 16/11/2021 12:00



4 1 2

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



29 Beauville Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,570,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 557 sqm approx



32 Kinrade St HUGHESDALE 3166 (REI)

Agent Comments

3 1 1

Price: \$1,510,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)



16 Victory St MURRUMBEENA 3163 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)