

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

275b Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$2,010,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2023

to

30/06/2023

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	12 Derry St BENTLEIGH EAST 3165	\$1,600,000	24/06/2023
2	21b Melva St BENTLEIGH EAST 3165	\$1,600,000	22/04/2023
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:

15/09/2023 08:48



 4  3  2

Property Type: Townhouse

Land Size: 355 sqm approx

Agent Comments

Comparable Properties



12 Derry St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,600,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)



21b Melva St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,600,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)

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.