

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,598,000

### Median sale price

Median price

\$1,606,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2020

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	289 Poath Rd MURRUMBEENA 3163	\$1,640,000	30/09/2021
2			
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:

28/10/2021 12:45

259 Poath Road, Murrumbeena Vic 3163

**Jellis  
Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

**Indicative Selling Price**

\$1,598,000

**Median House Price**

Year ending September 2021: \$1,606,500



 3  1  2

**Property Type:** House

**Land Size:** 665 sqm approx

**Agent Comments**

## Comparable Properties



**289 Poath Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 30/09/2021

**Property Type:** House (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.

**Account - Jellis Craig | P: 03 9593 4500**



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