

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 103/111 Poath Road, MURRUMBEENA VIC 3163

Indicative selling price

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

A range between \$470,000

&

\$490,000

Median sale price

Median price \$593,000

Property type APARTMENT

Suburb MURRUMBEENA

Period - From 01/10/2021

to 31/12/2021

Source REIV

Comparable property sales

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. 201/3 Morton Avenue, CARNEGIE 3163	\$478,000	05/03/2022
2. 3/121 Murrumbeena Road, MURRUMBEENA 3163	\$528,000	09/12/2021
3. 102/175 Kangaroo Road, HUGHESDALE 3166	\$468,000	23/12/2021

This Statement of Information was prepared on: 13 April 2022