

# 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

303/67b 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)

Range between \$560,000 & \$610,000

### Median sale price

Median price \$614,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/01/2022

to 31/12/2022

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	117/28 Swindon Rd HUGHESDALE 3166	\$590,000	17/10/2022
2	119/41 Murrumbeena Rd MURRUMBEENA 3163	\$580,000	03/12/2022
3	301/405 Neerim Rd CARNEGIE 3163	\$570,000	06/11/2022

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:

27/03/2023 17:31



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$610,000  
**Median Unit Price**  
Year ending December 2022: \$614,000

## Comparable Properties



**117/28 Swindon Rd HUGHESDALE 3166 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 17/10/2022  
**Property Type:** Apartment



**119/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** Apartment



**301/405 Neerim Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2022  
**Property Type:** Apartment