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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$560,000		&		\$610,000			
Median sale p	rice							
Median price	\$614,000	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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



Mc**Grath**

Leon Li 0450470207 leonli@mcgrath.com.au





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)



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

119/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



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



301/405 Neerim Rd CARNEGIE 3163 (REI/VG) Agent Comments



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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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