

## 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

103/77 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

203/323 NEERIM ROAD CARNEGIE VIC 3163	\$567,500	19-Sep-24
27/50 POATH ROAD HUGHESDALE VIC 3166	\$531,000	17-Dec-24
6/19-21 WILLESDEN ROAD HUGHESDALE VIC 3166	\$530,000	08-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 30 January 2025



**203/323 NEERIM ROAD CARNEGIE VIC 3163** Sold Price **\$567,500** Sold Date **19-Sep-24**

 2  1  1

Distance **1.69km**



**27/50 POATH ROAD HUGHESDALE VIC 3166** Sold Price <sup>RS</sup> **\$531,000** <sup>UN</sup> Sold Date **17-Dec-24**

 2  1  1

Distance **0.1km**



**6/19-21 WILLESDEN ROAD HUGHESDALE VIC 3166** Sold Price **\$530,000** Sold Date **08-Oct-24**

 2  1  1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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