

# 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 321 Poath Rd, Murrumbeena 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 \$1,195,000

or range between \$

&

\$

## Median sale price

Median price 1,700,000

Property type House

Suburb Murrumbeena

Period - From 15/11/2021

to 14/11/2022

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
2/31 George St BENTLEIGH EAST 3165	\$1,135,000	08/10/2022
2/6 Devoy St OAKLEIGH SOUTH 3167	\$1,099,000	12/11/2022
2/9 Wallace Av MURRUMBEENA 3163	\$1,060,000	19/08/2022

**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: 12/12/2022