

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 2/55 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,091,000 House X Unit Suburb Murrumbeena

Period - From 01/04/2019 to 30/06/2019 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	2/14-16 Durward Rd MALVERN EAST 3145	\$920,000	08/03/2019
2	2/58 Dallas Av HUGHESDALE 3166	\$815,000	24/04/2019
3	2/28 Rae St CHADSTONE 3148	\$815,000	01/06/2019

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.

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 3  2  1

Property Type: Townhouse

Land Size: 200 sqm approx

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

June quarter 2019: \$1,091,000

Comparable Properties



2/14-16 Durward Rd MALVERN EAST 3145 (REI/VG)

 3  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 08/03/2019

Rooms: -

Property Type: Townhouse (Res)



2/58 Dallas Av HUGHESDALE 3166 (REI/VG)

 3  2  1

Price: \$815,000

Method: Private Sale

Date: 24/04/2019

Rooms: 4

Property Type: Townhouse (Single)



2/28 Rae St CHADSTONE 3148 (REI)

 3  2  1

Price: \$815,000

Method: Private Sale

Date: 01/06/2019

Rooms: 4

Property Type: Townhouse (Single)