

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	301/77 Poath Road, Murrumbeena Vic 3163
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Indicative selling price

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

Range between	\$390,000	&	\$410,000
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Median sale price

Median price	\$577,500	House		Unit	X	Suburb	Murrumbeena
Period - From	01/07/2017	to	30/06/2018	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	304/9 Morton Av CARNEGIE 3163	\$400,000	24/04/2018
2	17/225 Koornang Rd CARNEGIE 3163	\$400,000	12/05/2018
3	12/780 Warrigal Rd MALVERN EAST 3145	\$390,000	27/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
Year ending June 2018: \$577,500

Comparable Properties



304/9 Morton Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 24/04/2018
Rooms: 3
Property Type: Apartment



17/225 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$400,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 3
Property Type: Apartment



12/780 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$390,000
Method: Sold Before Auction
Date: 27/04/2018
Rooms: 3
Property Type: Apartment