

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 204/119 Poath Road, Murrumbeena VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$500,000 & \$550,000

Median sale price

Median price \$592,500 Property type Unit Suburb Murrumbeena

Period - From 12/12/2022 to 11/12/2023 Source REIV

Comparable property sales

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. 14/314 Neerim Road, Carnegie VIC 3163	\$551,000	06/12/2023
2. 211/119 Poath Road, Murrumbeena VIC 3163	\$545,000	22/10/2023
3. 7/27 Elliott Avenue, Carnegie VIC 3163	\$535,000	27/10/2023

This Statement of Information was prepared on: 12/12/2023