Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 275B Poath Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$591,500	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	71b Lancaster St BENTLEIGH EAST 3165	\$1,700,000	04/03/2023
2	35b Orange St BENTLEIGH EAST 3165	\$1,665,000	30/03/2023
3	21b Melva St BENTLEIGH EAST 3165	\$1,600,000	22/04/2023

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:

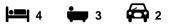
30/08/2023 09:08



275B Poath Road, Murrumbeena Vic 3163







Property Type: Townhouse Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,600,000 - \$1,700,000 Median Unit Price Year ending June 2023: \$591,500

Comparable Properties



71b Lancaster St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,700,000 Method: Auction Sale Date: 04/03/2023 Property Type: Townhouse (Res) Agent Comments



35b Orange St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



21b Melva St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Property Type: Townhouse (Res) **Land Size:** 347 sgm approx

Price: \$1,665,000 Method: Auction Sale Date: 30/03/2023

Price: \$1,600,000 Method: Auction Sale Date: 22/04/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



propertydata

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