

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

275B Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$591,500 Property Type Unit Suburb Murrumbeena

Period - From 01/07/2022 to 30/06/2023 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	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



Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)



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

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 30/03/2023

Property Type: Townhouse (Res)

Land Size: 347 sqm approx



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



Price: \$1,600,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)