

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

309/119 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)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

108/9 CAMIRA STREET MALVERN EAST VIC 3145	\$540,000	22-Feb-24
202/124 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$550,000	12-Jan-24
202/119 POATH ROAD MURRUMBEENA VIC 3163	\$550,000	24-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 12 June 2024



**108/9 CAMIRA STREET MALVERN
EAST VIC 3145**

2 2 1

Sold Price **\$540,000** Sold Date **22-Feb-24**

Distance **1.16km**



**202/124 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

2 2 1

Sold Price **\$550,000** Sold Date **12-Jan-24**

Distance **0.94km**



**202/119 POATH ROAD
MURRUMBEENA VIC 3163**

2 2 1

Sold Price

Sold Date **24-Apr-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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