

## 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 277 Poath Road, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,220,000

#### Median sale price

Median price \$1,405,000 House X Unit Suburb Murrumbeena

Period - From 01/07/2018 to 30/09/2018 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	233 Poath Rd MURRUMBEENA 3163	\$1,240,000	19/10/2018
2	2 Wonga Ct BENTLEIGH EAST 3165	\$1,205,000	15/09/2018
3	56 Murrumbeena Cr MURRUMBEENA 3163	\$1,300,000	25/07/2018

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.



3 1 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 808 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,220,000  
**Median House Price**  
September quarter 2018: \$1,405,000

TERMS:10% deposit, balance 30, 60 or 90 days WATER RATES: \$664.86 per annum approx. COUNCIL RATES: \$2053.30 per annum approx. CURRENT RENT: \$375.00 per week to a long term monthly tenant

## Comparable Properties



**233 Poath Rd MURRUMBEENA 3163 (REI/VG)** [Agent Comments](#)

3 1 2

**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx



**2 Wonga Ct BENTLEIGH EAST 3165 (REI)** [Agent Comments](#)

3 2 2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 813 sqm approx



**56 Murrumbreena Cr MURRUMBEENA 3163 (REI/VG)** [Agent Comments](#)

3 1 1

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 25/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx