



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 249 Poath Road, MURRUMBEENA 3163

### Indicative selling price

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

**Range \$1,460,000 - \$1,600,000**

### Median sale price

Median **House** for **MURRUMBEENA** for period **Jan 2018 - Mar 2018**

Sourced from **REIV**.

**\$1,356,250**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**9 Deakin Street,**  
Bentleigh East 3165

Price **\$1,622,000** Sold 26  
May 2018

**18 Perth Street,**  
Murrumbeena 3163

Price **\$1,605,000** Sold 26  
May 2018

**22 Swan Road,**  
Murrumbeena 3163

Price **\$1,465,000** Sold 20  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Ray White Carnegie

276 Neerim Road,  
Carnegie VIC 3163

#### Contact agents



**Gerry Setiyadi**  
Ray White

0 413 712 285  
[gerry.setiyadi@raywhite.com](mailto:gerry.setiyadi@raywhite.com)



**Tom Grieve**  
Ray White

0 417 377 586  
[tom.grieve@raywhite.com](mailto:tom.grieve@raywhite.com)

**RayWhite.**