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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$479,000
Median Unit Price
Year ending June 2017: \$718,750

Comparable Properties



202/121 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 21/03/2017
Rooms: 3
Property Type: Apartment



3/9 Clapham Rd HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$472,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: Apartment



4/6 Willgilson Ct OAKLEIGH 3166 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Apartment

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

20/50 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$718,750

Unit X

Suburb Hughesdale

Period - From 01/07/2016

to 30/06/2017

Source REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 202/121 Murrumbeena Rd MURRUMBEENA 3163 | \$505,000 | 21/03/2017 |
| 3/9 Clapham Rd HUGHESDALE 3166 | \$472,000 | 22/07/2017 |
| 4/6 Willgilson Ct OAKLEIGH 3166 | \$470,000 | 25/03/2017 |