

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

24 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,336,250 Property Type House Suburb Murrumbeena

Period - From 01/04/2019 to 31/03/2020 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	4 Rotherwood Dr MALVERN EAST 3145	\$1,150,000	07/02/2020
2	162 Oakleigh Rd MURRUMBEENA 3163	\$1,065,000	14/12/2019
3	9 Drummond St CHADSTONE 3148	\$1,055,000	07/12/2019

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:

03/06/2020 22:12



3 1 1

Property Type: House (Res)

Land Size: 349 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2020: \$1,336,250

Comparable Properties



4 Rotherwood Dr MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 07/02/2020

Property Type: House (Res)

Land Size: 599 sqm approx



162 Oakleigh Rd MURRUMBEENA 3163 (VG)

Agent Comments

3 - -

Price: \$1,065,000

Method: Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 188 sqm approx



9 Drummond St CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 2

Price: \$1,055,000

Method: Private Sale

Date: 07/12/2019

Rooms: 4

Property Type: House

Land Size: 610 sqm approx