

# 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

36 Omama 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)

Range between

\$1,600,000

&

\$1,675,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2021

to

31/12/2021

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	35 Shepparson Av CARNEGIE 3163	\$1,731,000	19/03/2022
2	18 Swindon Rd HUGHESDALE 3166	\$1,625,000	16/02/2022
3			

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:

04/04/2022 13:33



 3    2    2

**Property Type:** House (Res)

**Land Size:** 474 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,675,000

**Median House Price**

December quarter 2021: \$1,775,000

## Comparable Properties



**35 Shepparson Av CARNEGIE 3163 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,731,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 460 sqm approx



**18 Swindon Rd HUGHESDALE 3166 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 16/02/2022

**Property Type:** House (Res)

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.