## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 33 Murumba Drive, Oakleigh South Vic 3167

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |             |       |   |       |        |                |  |
|--|---------------|-----|-------------|-------|---|-------|--------|----------------|--|
| Single price   | e \$1,730,000 |     |             |       |   |       |        |                |  |
| Median sale price  |               |     |             |       |   |       |        |                |  |
| Median price   | \$913,500     | Pro | operty Type | House |   |       | Suburb | Oakleigh South |  |
| Period - From  | 01/07/2019    | to  | 30/09/2019  |       | S | ource | 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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:

16/12/2019 15:46









**Property Type:** Land **Land Size:** 801 sqm approx Agent Comments Indicative Selling Price \$1,730,000 Median House Price September quarter 2019: \$913,500

# **Comparable Properties**

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.