

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 7 Murumba Drive, Oakleigh South Vic 3167

Indicative selling price

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

Single price \$890,000

Median sale price

Median price \$901,250 House ☒ Unit ☐ Suburb Oakleigh South

Period - From 01/07/2018 to 30/09/2018 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	882 Centre Rd BENTLEIGH EAST 3165	\$887,500	17/11/2018
2	38 Melaleuca Dr CLARINDA 3169	\$871,000	11/08/2018
3	13 Fleming Ct OAKLEIGH SOUTH 3167	\$870,000	30/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$890,000

Median House Price
September quarter 2018: \$901,250

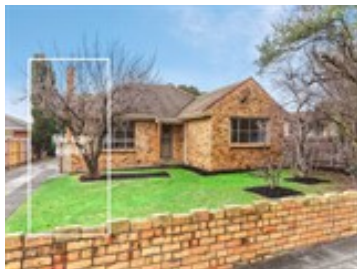
Comparable Properties



882 Centre Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**



Price: \$887,500
Method: Private Sale
Date: 17/11/2018
Rooms: -
Property Type: House



38 Melaleuca Dr CLARINDA 3169 (REI) **Agent Comments**



Price: \$871,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx



13 Fleming Ct OAKLEIGH SOUTH 3167 (REI/VG) **Agent Comments**



Price: \$870,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: House (Res)