

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

21 Omama Road, Murrumbeena, VIC 3163

Indicative selling price

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

Single price

\$2,850,000

or range between

&

Median sale price

Median price

\$ 1,700,000

Property type

House

Suburb

MURRUMBEENA

Period - From

01/04/2022

to

31/03/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3 Albert Street Malvern East Vic 3145	\$2,890,000	2023-03-16
2	9 Melrose Avenue Malvern East Vic 3145	\$2,700,000	2023-03-19
3	10 Lewes Drive Malvern East Vic 3145	\$2,820,000	2022-10-08

This Statement of Information was prepared on:

01/04/2023

