Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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	19 Omama Road, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000

Median sale price

Median price \$1,845,000	Pro	perty Type Ho	use	Sub	urb Murrumbeena
Period - From 01/10/2024	to	31/12/2024	Sou	rce REI\	/

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

,	and the companion property	1 1100	2410 01 0410
1	10 Millewa Av MALVERN EAST 3145	\$1,680,000	21/01/2025
2	49 Shepparson Av CARNEGIE 3163	\$1,630,000	07/12/2024
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:	17/02/2025 16:36



Date of sale



Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** December quarter 2024: \$1,845,000



Property Type: House

Comparable Properties



10 Millewa Av MALVERN EAST 3145 (REI)

Price: \$1,680,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 702 sqm approx **Agent Comments**



49 Shepparson Av CARNEGIE 3163 (REI)

3

Agent Comments

Price: \$1,630,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 565 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500





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