

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

32 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,449,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2020

to

31/03/2021

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 | 111 Murrumbeena Rd MURRUMBEENA 3163 | \$1,272,000 | 08/05/2021 |
| 2 | 1A Innellan Rd MURRUMBEENA 3163 | \$1,320,000 | 24/04/2021 |
| 3 | 10 Bute St MURRUMBEENA 3163 | \$1,270,000 | 27/03/2021 |

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:

29/06/2021 10:51



Property Type: Semi

Land Size: 384 sqm approx

Agent Comments

In Murrumbeena's finest address immediately adjoining parkland, this charming Art Deco semi provides an irresistible three bedroom home in an area positively overflowing with lifestyle attractions. Features northern living and alfresco entertaining, immaculate kitchen and bathroom, rich period character, gorgeous surrounding gardens, carport and garage.

Comparable Properties



111 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,272,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



1A Innellan Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)



10 Bute St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: House - Semi-detached

Land Size: 448 sqm approx