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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,449,500	Pro	operty Type	Hou	se		Suburb	Murrumbeena
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ade	dress 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





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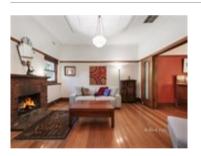
Property Type: Semi Land Size: 384 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2021: \$1,449,500

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 Agent Comments (REI)



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

Account - Jellis Craig | P: 03 9593 4500





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.