

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

1/25 OMAMA ROAD MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

7/28 MOONYA ROAD CARNEGIE VIC 3163	496000	22-Feb-24
8/13 ROSSTOWN ROAD CARNEGIE VIC 3163	475000	30-Jan-24
2/45 COORIGIL ROAD CARNEGIE VIC 3163	460000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 03 April 2024



**7/28 MOONYA ROAD CARNEGIE
VIC 3163**

Sold Price

496000

Sold Date **22-Feb-24**

 2  1  1

Distance **1.43km**



**8/13 ROSSTOWN ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **475000**

Sold Date **30-Jan-24**

 2  2  1

Distance **1.91km**



**2/45 COORIGIL ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **460000**

Sold Date **16-Mar-24**

 2  1  1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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