

## 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

37 ARDYNE STREET MURRUMBEENA VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,740,500

Property type

House

Suburb

Murrumbeena

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
9 OMAMA ROAD MURRUMBEENA VIC 3163	\$1,715,000	18-Nov-23

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: 02 May 2024

Gareth Apswoode

M 0408659045

E gareth.a@obrienrealestate.com.au

**9 OMAMA ROAD MURRUMBEENA  
VIC 3163**

Sold Price

**\$1,715,000**

Sold Date

**18-Nov-23** 2 1 2

Distance

**0.58km****RS** = Recent sale**UN** = Undisclosed Sale

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