

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

4 Murumba Drive, Oakleigh South Vic 3167

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 \$1,232,750 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 31/12/2023 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	39 Murumba Dr OAKLEIGH SOUTH 3167	\$1,286,000	02/12/2023
2	115 Golf Rd OAKLEIGH SOUTH 3167	\$1,280,000	11/11/2023
3	31 Joyce Av OAKLEIGH SOUTH 3167	\$1,240,000	10/11/2023

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:

18/03/2024 11:19



 4  1  2

Property Type: House
Land Size: 663sqm approx

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2023: \$1,232,750

Comparable Properties



39 Murumba Dr OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,286,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 531 sqm approx



115 Golf Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,280,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 621 sqm approx



31 Joyce Av OAKLEIGH SOUTH 3167 (VG)

Agent Comments

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Price: \$1,240,000
Method: Sale
Date: 10/11/2023
Property Type: House (Res)
Land Size: 613 sqm approx

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