

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

9 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,695,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/07/2023

to

30/09/2023

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	1 Elbena Gr CARNEGIE 3163	\$1,702,000	16/09/2023
2	19 Beauville Av MURRUMBEENA 3163	\$1,670,000	25/10/2023
3	4 Thomas St MALVERN EAST 3145	\$1,460,000	15/09/2023

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:

06/11/2023 09:13



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
September quarter 2023: \$1,695,000

Comparable Properties



1 Elbena Gr CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,702,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 523 sqm approx



19 Beauville Av MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,670,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 557 sqm approx



4 Thomas St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,460,000
Method: Private Sale
Date: 15/09/2023
Property Type: House

Account - Jellis Craig | P: 03 9593 4500