

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	3/44 Omama Road, Murrumbeena Vic 3163
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,555,500	House	X	Unit		Suburb	Murrumbeena
Period - From	01/10/2017	to	31/12/2017	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			
2			
3			

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.

3/44 Omama Road, Murrumbeena Vic 3163



3 2 2

Rooms:
Property Type: Flat
Land Size: 235.792 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2017: \$1,555,500

TERMS:10% deposit, balance 30, 60, 90 days WATER RATES: \$700.00 per annum approx COUNCIL RATES: \$1566.40 per annum approx. OWNERS CORPORATION: \$68.86 per annum approx (Public liability insurance for common area only)
POTENTIAL RENT: \$650.00 - \$700.00 per week approx.

Comparable Properties



3/5 Howe St MURRUMBEENA 3163 (REI)

Agent Comments

3 2 1

Price: \$1,162,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Townhouse (Res)



2/1248 Dandenong Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

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.