

## 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

47 GENERATION CRESCENT MAMBOURIN VIC 3024

### 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

\$700,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,500

Property type

House

Suburb

Mambourin

Period-from

01 Mar 2022

to

28 Feb 2023

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

2 CORANDIRK STREET MAMBOURIN VIC 3024	\$715,000	01-Feb-23
19 NORTHAM STREET MAMBOURIN VIC 3024	\$715,000	25-Jul-22
23 INGLEWOOD DRIVE WERRIBEE VIC 3030	\$720,000	23-Mar-22

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: 20 March 2023


**2 CORANDIRK STREET  
MAMBOURIN VIC 3024**
 4  2  2

Sold Price

**\$715,000**

Sold Date

**01-Feb-23**

Distance

**0.66km**

**19 NORTHAM STREET MAMBOURIN  
VIC 3024**
 4  2  2

Sold Price

Sold Date

**25-Jul-22**

Distance

**0.46km**

**23 INGLEWOOD DRIVE WERRIBEE  
VIC 3030**
 4  2  2

Sold Price

**\$720,000**

Sold Date

**23-Mar-22**

Distance

**1.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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