

## 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 PORTRAIT STREET MAMBOURIN VIC 3024

### Indicative selling price

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

Single Price

or range  
between

280,000

&

300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Mambourin

Period-from

01 Apr 2022

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 17 COPAL STREET MAMBOURIN VIC 3024 | \$310,000 | 15-Nov-21 |
| 7 WEBB STREET MAMBOURIN VIC 3024   | \$317,500 | 10-Nov-21 |
| 15 PLANE AVENUE MAMBOURIN VIC 3024 | \$317,500 | 21-Jan-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: 13 April 2023


**17 COPAL STREET MAMBOURIN  
VIC 3024**
 -  -  -

Sold Price

**\$310,000**

Sold Date

**15-Nov-21**

Distance

**0.13km**

**7 WEBB STREET MAMBOURIN VIC  
3024**
 -  -  -

Sold Price

**\$317,500**

Sold Date

**10-Nov-21**

Distance

**0.12km**

**15 PLANE AVENUE MAMBOURIN  
VIC 3024**
 -  -  -

Sold Price

Sold Date

**21-Jan-22**

Distance

**0.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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