

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

38 Plane Avenue Mambourin VIC 3024

Indicative selling price

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

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Mambourin

Period-from

01 Sep 2020

to

31 Aug 2021

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

5 Mayvale Street Mambourin VIC 3024	\$335,000	05-Jul-21
7 Mayvale Street Mambourin VIC 3024	\$350,000	24-Mar-21
10 Mayvale Street Mambourin VIC 3024	\$360,000	17-Mar-20

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: 09 September 2021

	5 Mayvale Street Mambourin VIC 3024	Sold Price	\$335,000	Sold Date	05-Jul-21
	 -  -  -			Distance	0.09km
	7 Mayvale Street Mambourin VIC 3024	Sold Price	\$350,000	Sold Date	24-Mar-21
	 -  -  -			Distance	0.09km
	10 Mayvale Street Mambourin VIC 3024	Sold Price	\$360,000	Sold Date	17-Mar-20
	 4  3  -			Distance	0.14km

RS = Recent sale

UN = Undisclosed Sale

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