

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

12 SATORI STREET 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,250

Property type

Other

Suburb

Mambourin

Period-from

01 Jun 2022

to

31 May 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

9 HEIDELBERG STREET MAMBOURIN VIC 3024	\$350,000	07-Nov-22
5 PORTRAIT STREET MAMBOURIN VIC 3024	\$312,000	08-Feb-23
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: 30 June 2023


**9 HEIDELBERG STREET
MAMBOURIN VIC 3024**
 4  2  -

Sold Price

\$350,000

Sold Date **07-Nov-22**

Distance

0.53km

**5 PORTRAIT STREET MAMBOURIN
VIC 3024**
 -  -  -

Sold Price

\$312,000

Sold Date **08-Feb-23**

Distance

0.52km

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

Sold Price

\$317,500

Sold Date **21-Jan-22**

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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