

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

18 Mervyn Way 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

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$326,750

Property type

House

Suburb

Mambourin

Period-from

01 Dec 2020

to

30 Nov 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

42 Ellimatta Road Mambourin VIC 3024	\$630,000	02-Nov-21
22 Nuttall Street Mambourin VIC 3024	\$642,500	03-Nov-21
79 Ellimatta Road Mambourin VIC 3024	\$642,500	24-Sep-21

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: 10 December 2021



42 Ellimatta Road Mambourin VIC 3024

Sold Price

RS

\$630,000

Sold Date

02-Nov-21

 4  2  2

Distance

0.23km



22 Nuttall Street Mambourin VIC 3024

Sold Price

RS

\$642,500

Sold Date

03-Nov-21

 4  2  2

Distance

0.14km



79 Ellimatta Road Mambourin VIC 3024

Sold Price

\$642,500

Sold Date

24-Sep-21

 4  2  4

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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