

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

2 CORANDIRK 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

or range
between

\$700,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Mambourin

Period-from

01 Jan 2022

to

31 Dec 2022

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

| | | |
|---|-----------|-----------|
| 30 GRIMA CRESCENT WYNDHAM VALE VIC 3024 | \$700,000 | 19-Sep-22 |
| 17 HANSEN ROAD WYNDHAM VALE VIC 3024 | \$735,000 | 03-Oct-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: 27 January 2023



**30 GRIMA CRESCENT WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

\$700,000

Sold Date

19-Sep-22

Distance

2.85km



**17 HANSEN ROAD WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

\$735,000

Sold Date

03-Oct-22

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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