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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

21 Masters Crescent, Mambourin VIC 3024
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**Indicative selling price**

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

Single price 

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 or range between 

\$610,000
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 & 

\$660,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price 

\$607,500
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 \*House 

X
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 \*Unit 

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 Suburb 

Mambourin
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Period - From 

01 Dec 2021
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 to 

30 Jun 2022
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 Source 

CORE LOGIC
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**Comparable property sales**

B\* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 18<sup>th</sup> July 2022.