

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 146 Renga Place, Mambourin, Victoria, 3024
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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	\$210,000.00	&	\$230,000.00
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

Address of comparable property	Price	Date of sale
1. 71 Abbeygate Drive Werribee VIC 3030	\$234,000	12/06/2019
2. 10 Eliburn Street Werribee Vic 3030	\$224,000	11/04/2019
3. 31 Avonbury Drive Werribee Vic 3030	\$322,000	09/05/2019

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 six months.

Property data source: Corelogic.com.au. Generated on 25th September 2019