

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

Brand New 4-bedrooms, 2.5 Bathrooms, double car garage 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Other

Suburb

Mambourin

Period-from

01 Sep 2023

to

31 Aug 2024

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

32 YANG ROAD MAMBOURIN VIC 3024	\$640,000	02-Nov-23
10 DARGE ROAD MAMBOURIN VIC 3024	\$615,000	15-May-23
18 HEIDELBERG STREET MAMBOURIN VIC 3024	\$643,000	19-Jul-24

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: 02 September 2024



32 YANG ROAD MAMBOURIN VIC 3024

Sold Price

\$640,000

Sold Date **02-Nov-23**

4 2 2

Distance **0.72km**



10 DARGE ROAD MAMBOURIN VIC 3024

Sold Price

\$615,000

Sold Date **15-May-23**

4 2 2

Distance **0.72km**



18 HEIDELBERG STREET MAMBOURIN VIC 3024

Sold Price

^{RS} **\$643,000** ^{UN}

Sold Date **19-Jul-24**

4 2 2

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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