

## 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

16 Surround Drive Mambourin VIC 3024

### 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

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$303,500

Property type

Land

Suburb

Mambourin

Period-from

01 Jan 2021

to

31 Dec 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

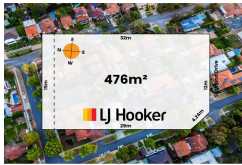
Date of sale

8 Surround Drive Mambourin VIC 3024	\$380,000	11-Nov-21
8 Nettle Street Mambourin VIC 3024	\$435,000	31-Aug-21
71 Plane Avenue Mambourin VIC 3024	\$325,000	01-Feb-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: 13 January 2022



**8 Surround Drive Mambourin VIC 3024**

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Sold Price

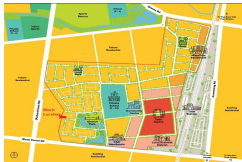
<sup>RS</sup> **\$380,000**

Sold Date

**11-Nov-21**

Distance

**0.08km**



**8 Nettle Street Mambourin VIC 3024**

 -  -  -

Sold Price

**\$435,000**

Sold Date

**31-Aug-21**

Distance

**0.19km**



**71 Plane Avenue Mambourin VIC 3024**

 1  1  -

Sold Price

**\$325,000**

Sold Date

**01-Feb-21**

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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