

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

13 MASTERS CRESCENT 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Mambourin

Period-from

01 Mar 2021

to

28 Feb 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

9 MASTERS CRESCENT MAMBOURIN VIC 3024	\$932,000	23-Nov-21
8 DARGE ROAD MAMBOURIN VIC 3024	\$623,000	02-Mar-22
5 STUDENT COURT MAMBOURIN VIC 3024	\$780,000	11-Oct-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: 28 March 2022

AREASPECIALIST

Harry Singh

M 0468643555

E harrysingh@areaspecialist.com.au



9 MASTERS CRESCENT MAMBOURIN VIC 3024

4 2 2

Sold Price **\$932,000** Sold Date **23-Nov-21**

Distance **0.03km**



8 DARGE ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price ^{RS} **\$623,000** Sold Date **02-Mar-22**

Distance **0.19km**



5 STUDENT COURT MAMBOURIN VIC 3024

4 2 -

Sold Price **\$780,000** Sold Date **11-Oct-21**

Distance **0.2km**



53 RONDO DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price **\$784,000** Sold Date **16-Jan-22**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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