

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

28 MERULA DRIVE 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

or range
between

\$679,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Mambourin

Period-from

01 Jan 2024

to

31 Dec 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

3 NETTLE STREET MAMBOURIN VIC 3024	\$712,000	28-Oct-24
10 MINBALUP STREET MAMBOURIN VIC 3024	\$675,000	13-Jan-25
8 PORTRAIT STREET MAMBOURIN VIC 3024	\$740,000	16-Aug-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.~~

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**3 NETTLE STREET MAMBOURIN
VIC 3024**

4 2 4

Sold Price **\$712,000** Sold Date **28-Oct-24**

Distance **0.13km**



**10 MINBALUP STREET
MAMBOURIN VIC 3024**

4 2 2

Sold Price ^{RS} **\$675,000** Sold Date **13-Jan-25**

Distance **1.05km**



**8 PORTRAIT STREET MAMBOURIN
VIC 3024**

4 2 2

Sold Price **\$740,000** Sold Date **16-Aug-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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