

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 WINFRED 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Mambourin

Period-from

01 Jun 2023

to

31 May 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

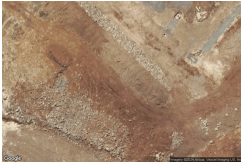
Date of sale

8 XENIA STREET MANOR LAKES VIC 3024	\$391,000	16-Feb-24
12 BROCTON ROAD MANOR LAKES VIC 3024	\$376,000	06-Mar-24
16 BROCTON ROAD MANOR LAKES VIC 3024	\$376,000	27-Feb-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: 25 June 2024

**8 XENIA STREET MANOR LAKES
VIC 3024**Sold Price **\$391,000** Sold Date **16-Feb-24**Distance **1.9km****12 BROCTON ROAD MANOR LAKES
VIC 3024**Sold Price **\$376,000** Sold Date **06-Mar-24**Distance **1.98km****16 BROCTON ROAD MANOR LAKES
VIC 3024**Sold Price Sold Date **27-Feb-24**Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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