

## 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

19 RUTHVEN WAY MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$658,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Mambourin

Period-from

01 Aug 2023

to

31 Jul 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

10 HUTCHISON ROAD MAMBOURIN VIC 3024

\$635,000

01-Jul-24

42 NORTHAM STREET MAMBOURIN VIC 3024

\$641,500

22-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: 26 August 2024



**10 HUTCHISON ROAD MAMBOURIN VIC 3024**

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**01-Jul-24**



4



2



2

Distance

**0.13km**



**42 NORTHAM STREET MAMBOURIN VIC 3024**

Sold Price

<sup>RS</sup>

**\$641,500**

Sold Date

**22-Jul-24**



4



2



2

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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