

## 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

8 JEVONS STREET 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

\$359,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,250

Property type

Other

Suburb

Mambourin

Period-from

01 Jul 2022

to

30 Jun 2023

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

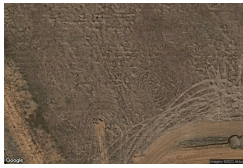
Date of sale

15 BESSIE STREET MAMBOURIN VIC 3024	\$395,000	02-Feb-23
28 ARTFIELD DRIVE WERRIBEE VIC 3030	\$407,000	31-Mar-23
40 PLANE AVENUE MAMBOURIN VIC 3024	\$410,000	30-Jan-23

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 July 2023



**15 BESSIE STREET MAMBOURIN  
VIC 3024**

 -  -  -

Sold Price

**\$395,000**

Sold Date

**02-Feb-23**

Distance

**0.53km**



**28 ARTFIELD DRIVE WERRIBEE  
VIC 3030**

 -  -  -

Sold Price

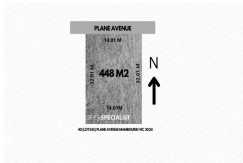
**\$407,000**

Sold Date

**31-Mar-23**

Distance

**1km**



**40 PLANE AVENUE MAMBOURIN  
VIC 3024**

 1  1  -

Sold Price

**\$410,000**

Sold Date

**30-Jan-23**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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