

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

3 DARGE ROAD 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,600

Property type

House

Suburb

Mambourin

Period-from

01 Oct 2021

to

30 Sep 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

8 DARGE ROAD MAMBOURIN VIC 3024	\$623,000	18-Feb-22
21 MASTERS CRESCENT MAMBOURIN VIC 3024	\$631,500	05-Aug-22
6 LIBRARY ROAD MAMBOURIN VIC 3024	\$610,200	19-Mar-22

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: 06 October 2022



8 DARGE ROAD MAMBOURIN VIC 3024

 -  2  2

Sold Price

\$623,000

Sold Date

18-Feb-22

Distance

0.05km



21 MASTERS CRESCENT MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$631,500

Sold Date

05-Aug-22

Distance

0.16km



6 LIBRARY ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$610,200

Sold Date

19-Mar-22

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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