

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

62 GENERATION CRESCENT 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

\$555,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Mambourin

Period-from

01 Nov 2023

to

31 Oct 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

12 ELLIMATTA ROAD MAMBOURIN VIC 3024	564000	05-Oct-24
15 INGALLS ROAD MAMBOURIN VIC 3024	573000	01-Nov-24
9 BESSIE STREET MAMBOURIN VIC 3024	592000	06-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.~~

This Statement of Information was prepared on: 28 November 2024



12 ELLIMATTA ROAD MAMBOURIN VIC 3024

Sold Price

564000

Sold Date

05-Oct-24



4



2



2

Distance

0.82km



15 INGALLS ROAD MAMBOURIN VIC 3024

Sold Price

573000

Sold Date

01-Nov-24



4



2



2

Distance

0.18km



9 BESSIE STREET MAMBOURIN VIC 3024

Sold Price

592000

Sold Date

06-Aug-24



4



2



2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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