

## 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 BRANCH STREET MAMBOURIN VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Mambourin

Period-from

01 Mar 2021

to

28 Feb 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

6 RENG PLACE MAMBOURIN VIC 3024	\$735,000	27-Jan-22
49 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$700,000	27-Jan-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: 15 March 2022



**6 RENG PLACE MAMBOURIN VIC 3024**

 4  3  2

Sold Price

**\$735,000**

Sold Date

**27-Jan-22**

Distance

**0.32km**



**49 GRANDVISTA BOULEVARD WERRIBEE VIC 3030**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**27-Jan-22**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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