

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 39 Ellimatta Road, Mambourin, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$0

Median sale price

Median price

\$654,000

Property Type

House

Suburb

Mambourin (3024)

Period - From

01/07/2022

to

30/06/2023

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
18 NUTTALL STREET, MAMBOURIN VIC 3024	\$601,000	26/06/2023
10 DARGE ROAD, MAMBOURIN VIC 3024	\$615,000	15/05/2023
53 CALLAWAY STREET, MAMBOURIN VIC 3024	\$625,000	25/04/2023

This Statement of Information was prepared on: 10/07/2023