

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

36 TOLKIEN DRIVE 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

\$214,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Mambourin

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|-------------------------------------|-----------|-----------|
| 113 PLANE AVENUE MAMBOURIN VIC 3024 | \$233,000 | 26-Apr-23 |
| 109 PLANE AVENUE MAMBOURIN VIC 3024 | \$233,000 | 15-May-23 |
| 18 PORTER STREET WERRIBEE VIC 3030 | \$260,000 | 21-May-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: 19 September 2023


**113 PLANE AVENUE MAMBOURIN
VIC 3024**

Sold Price

\$233,000

Sold Date

26-Apr-23


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Distance

1.23km

**109 PLANE AVENUE MAMBOURIN
VIC 3024**

Sold Price

Sold Date

15-May-23


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Distance

1.21km

**18 PORTER STREET WERRIBEE VIC
3030**

Sold Price

\$260,000

Sold Date

21-May-23


3



2



1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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