

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

73 Callaway Street 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$303,500

Property type

Land

Suburb

Mambourin

Period-from

01 Nov 2020

to

31 Oct 2021

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

75 Callaway Street Mambourin VIC 3024	\$352,000	18-Apr-21
59 Callaway Street Mambourin VIC 3024	\$319,500	16-Dec-20
49 Callaway Street Mambourin VIC 3024	\$299,500	15-Mar-21

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: 18 November 2021

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75 Callaway Street Mambourin VIC 3024

Sold Price

\$352,000

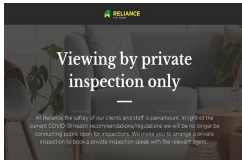
Sold Date

18-Apr-21

Bed - Bath - Car -

Distance

0.02km



59 Callaway Street Mambourin VIC 3024

Sold Price

\$319,500

Sold Date

16-Dec-20

Bed - Bath - Car -

Distance

0.09km



49 Callaway Street Mambourin VIC 3024

Sold Price

\$299,500

Sold Date

15-Mar-21

Bed 4 Bath 2 Car 2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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