

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

3 MINBALUP 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Mambourin

Period-from

01 Dec 2023

to

30 Nov 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

7 MINBALUP STREET MAMBOURIN VIC 3024	\$590,000	27-May-24
12 ELLIMATTA ROAD MAMBOURIN VIC 3024	\$564,000	05-Oct-24
9 BESSIE STREET MAMBOURIN VIC 3024	\$592,000	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: 16 December 2024



7 MINBALUP STREET MAMBOURIN VIC 3024

Sold Price

\$590,000

Sold Date

27-May-24



4



2



2

Distance

0.02km



12 ELLIMATTA ROAD MAMBOURIN VIC 3024

Sold Price

\$564,000

Sold Date

05-Oct-24



4



2



2

Distance

0.27km



9 BESSIE STREET MAMBOURIN VIC 3024

Sold Price

\$592,000

Sold Date

06-Aug-24



4



2



2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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