

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

5 LUCKNOW 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Mambourin

Period-from

01 Jan 2024

to

31 Dec 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

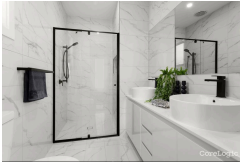
Date of sale

3 LUCKNOW STREET MAMBOURIN VIC 3024	\$306,000	22-May-24
9 MAGGIE CRESCENT MAMBOURIN VIC 3024	\$287,000	17-Oct-24
20 THRUMS ROAD MAMBOURIN VIC 3024	\$285,000	17-Jun-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: 11 January 2025



3 LUCKNOW STREET MAMBOURIN VIC 3024

Sold Price

\$306,000

Sold Date

22-May-24

 -  -  -

Distance

0.01km



9 MAGGIE CRESCENT MAMBOURIN VIC 3024

Sold Price

\$287,000

Sold Date

17-Oct-24

 4  2  -

Distance

0.14km



20 THRUMS ROAD MAMBOURIN VIC 3024

Sold Price

\$285,000

Sold Date

17-Jun-24

 4  2  2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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