

## 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

9 RENG PLACE MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$636,750

Property type

House

Suburb

Mambourin

Period-from

01 Mar 2022

to

28 Feb 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

4 RATHDOWNNE ROAD WERRIBEE VIC 3030	\$589,000	21-Nov-22
38 SURROUND DRIVE MAMBOURIN VIC 3024	\$612,000	06-Sep-22
28 GOSFIELD DRIVE WERRIBEE VIC 3030	\$630,000	19-Sep-22

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: 03 March 2023



**Real Estate**

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**4 RATHDOWNE ROAD WERRIBEE  
VIC 3030**

Sold Price

**\$589,000**

Sold Date

**21-Nov-22**



4



2



2

Distance

**0.39km**



**38 SURROUND DRIVE MAMBOURIN  
VIC 3024**

Sold Price

**\$612,000**

Sold Date

**06-Sep-22**



4



2



2

Distance

**0.27km**



**28 GOSFIELD DRIVE WERRIBEE  
VIC 3030**

Sold Price

**\$630,000**

Sold Date

**19-Sep-22**



4



2



2

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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