

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

27 MERULA 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 or range between \$480,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House ☐ x *Unit ☐ Suburb MAMBOURIN

Period - From 01 Jan 2024 to 31 Dec 2024 Source CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 6 YARD STREET, MAMBOURIN VIC 3024	\$490,000	10-Aug- 24
2. 25 THRUMS ROAD, MAMBOURIN VIC 3024	\$545,000	29 –Nov- 24
3. 22 GLOVER STREET, MAMBOURIN VIC 3024	\$510,000	28 – Aug - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 07/02/2025