

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

37 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Mambourin

Period-from

01 Feb 2023

to

31 Jan 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

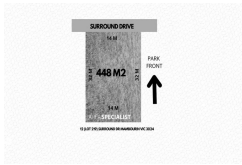
12 SURROUND DRIVE MAMBOURIN VIC 3024	\$420,000	19-Aug-22
40 PLANE AVENUE MAMBOURIN VIC 3024	\$410,000	30-Jan-23
15 BESSIE STREET MAMBOURIN VIC 3024	\$395,000	02-Feb-23

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.~~

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**12 SURROUND DRIVE MAMBOURIN
VIC 3024**

Sold Price

\$420,000

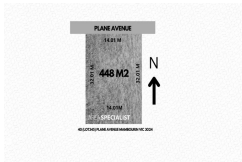
Sold Date

19-Aug-22

 4  2  -

Distance

0.34km



**40 PLANE AVENUE MAMBOURIN
VIC 3024**

Sold Price

\$410,000

Sold Date

30-Jan-23

 1  1  -

Distance

0.57km



**15 BESSIE STREET MAMBOURIN
VIC 3024**

Sold Price

\$395,000

Sold Date

02-Feb-23

 -  -  -

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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