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

6 LYRIC DRIVE MAMBOURIN VIC 3024

Indicative selling price

Period-from

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

Single Price		or rang betwee	3000000	&	\$680,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$598,000	Property type	House	Suburb	Mambourin		

28 Feb 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2024

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.

to

Address of comparable property	Price	Date of sale
10 PALMDALE CRESCENT MAMBOURIN VIC 3024	\$640,000	04-Dec-24
9 BAXTER STREET MAMBOURIN VIC 3024	\$665,000	24-Sep-24
10 ELLIMATTA ROAD MAMBOURIN VIC 3024	\$660,000	05-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.

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Mc**Grath**

Akash Choudhary M 0469259963

E akashchoudhary@mcgrath.com.au



10 PALMDALE CRESCENT MAMBOURIN VIC 3024 $\blacksquare 4 \textcircled{>} 2 \textcircled{>} 2$

Sold Price	\$640,000	Sold Date	04-Dec-24
		Distance	0.89km



9 BAXTER STREET MAMBOURIN VIC 3024	Sold Price	\$665,000 Sold Date 24-Sep-24
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10 ELLI VIC 30		ROAD MAMBOURIN	Sold Price	\$660,000	Sold Date	05-Aug-24
酉 4	-	Ģ ⁻			Distance	0km

RS = Recent sale UN = Undisclosed Sale

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