

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

39 SHOAL CIRCUIT 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$303,500

Property type

Land

Suburb

Mambourin

Period-from

01 Apr 2021

to

31 Mar 2022

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

73 CALLAWAY STREET MAMBOURIN VIC 3024	\$342,000	22-Dec-21
26 NETTLE STREET MAMBOURIN VIC 3024	\$375,000	03-Dec-21
12 DARGE ROAD MAMBOURIN VIC 3024	\$400,000	18-Apr-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.~~

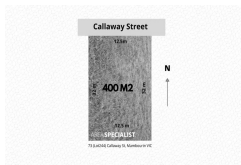
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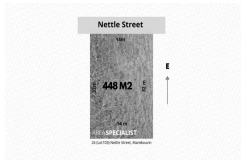


73 CALLAWAY STREET MAMBOURIN VIC 3024

5 2 -

Sold Price **\$342,000** Sold Date **22-Dec-21**

Distance -



26 NETTLE STREET MAMBOURIN VIC 3024

- - -

Sold Price **\$375,000** Sold Date **03-Dec-21**

Distance **0.1km**



12 DARGE ROAD MAMBOURIN VIC 3024

- - -

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **18-Apr-22**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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