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	32 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	$590,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,900	Property type	House	Suburb	Mambourin
Period-from	01 May 2021	to	30 Apr 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
20 MERVYN WAY MAMBOURIN VIC 3024	$615,000	24-Jan-22
18 MERVYN WAY MAMBOURIN VIC 3024	$625,000	28-Dec-21
6 LIBRARY ROAD MAMBOURIN VIC 3024	$610,200	19-Mar-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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20 MERVYN WAY MAMBOURIN VIC 3024
4 2 2

Sold Price RS $615,000 Sold Date 24-Jan-22
Distance 1.04km



18 MERVYN WAY MAMBOURIN VIC 3024
4 2 2

Sold Price $625,000 Sold Date 28-Dec-21
Distance -



6 LIBRARY ROAD MAMBOURIN VIC 3024
4 2 2

Sold Price $610,200 Sold Date 19-Mar-22
Distance 1.49km

RS = Recent sale **UN** = Undisclosed Sale

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