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	28 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	$649,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	House	Suburb	Mambourin
Period-from	01 Apr 2024	to	31 Mar 2025	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
23 MERVYN WAY MAMBOURIN VIC 3024	$710,000	04-Mar-25
21 NUTTALL STREET MAMBOURIN VIC 3024	$700,000	13-Mar-25
10 MINBALUP STREET MAMBOURIN VIC 3024	$675,000	13-Dec-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.~~

This Statement of Information was prepared on: 25 April 2025

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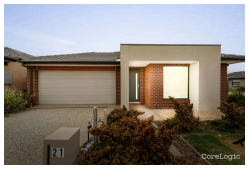
23 MERVYN WAY MAMBOURIN VIC 3024

4 2 2

Sold Price RS $710,000 Sold Date 04-Mar-25

Distance 0.63km



21 NUTTALL STREET MAMBOURIN VIC 3024

4 2 2

Sold Price $700,000 Sold Date 13-Mar-25

Distance 0.69km



10 MINBALUP STREET MAMBOURIN VIC 3024

4 2 2

Sold Price $675,000 Sold Date 13-Dec-24

Distance 0.7km

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

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