Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	38 Northam Street, Mambourin, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$645,000	&	$695,000

Median sale price

Median price	$640,000	Property Type	House	Suburb	Mambourin (3024)
Period - From	01/05/2024	to	30/04/2025	Source	realestate.com.au

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
43 ELEMENTARY ROAD, MAMBOURIN VIC 3024	$750,000	05/02/2025
6 KARAKUL STREET, MAMBOURIN VIC 3024	$715,000	19/03/2025
23 MERVYN WAY, MAMBOURIN VIC 3024	$710,000	04/05/2025

This Statement of Information was prepared on: 22/05/2025

MRG MELBOURNE REALTY GROUP