

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

LOT 2165 BLACK FOREST ROAD 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

\$615,750

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Land

Suburb

Mambourin

Period-from

01 May 2022

to

30 Apr 2023

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

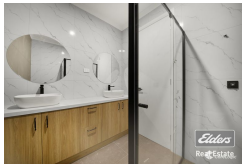
Date of sale

9 RENG PLACE MAMBOURIN VIC 3024	\$586,500	11-Apr-23
21 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$680,000	15-Jan-23
75 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$560,000	30-Nov-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.~~

This Statement of Information was prepared on: 12 May 2023



9 RENGA PLACE MAMBOURIN VIC 3024

Sold Price

RS

\$586,500

Sold Date

11-Apr-23

4 2 2

Distance

0.3km



21 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

Sold Price

\$680,000

Sold Date

15-Jan-23

4 2 2

Distance

0.3km



75 GOLDENEYE CIRCUIT WERRIBEE VIC 3030

Sold Price

\$560,000

Sold Date

30-Nov-22

4 2 2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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