

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

4 THRUMS 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Mambourin

Period-from

01 Aug 2023

to

31 Jul 2024

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

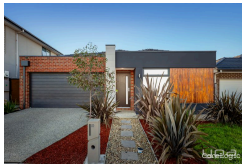
Date of sale

10 HUTCHISON ROAD MAMBOURIN VIC 3024	\$635,000	01-Jul-24
6 BAXTER STREET MAMBOURIN VIC 3024	\$665,000	17-Jun-24
3 KARAKUL STREET MAMBOURIN VIC 3024	\$607,500	28-May-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: 27 August 2024



10 HUTCHISON ROAD MAMBOURIN VIC 3024 Sold Price

^{RS} **\$635,000** Sold Date **01-Jul-24**

4 2 2

Distance **0.69km**



6 BAXTER STREET MAMBOURIN VIC 3024 Sold Price

^{RS} **\$665,000** Sold Date **17-Jun-24**

4 2 2

Distance **0.58km**



3 KARAKUL STREET MAMBOURIN VIC 3024 Sold Price

\$607,500 Sold Date **28-May-24**

4 2 2

Distance **0.09km**

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

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