

## 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

11 THRUMS ROAD MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Mambourin

Period-from

01 Mar 2023

to

29 Feb 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 COPAL STREET MAMBOURIN VIC 3024	\$510,000	03-Jan-24
10 MEREDITH STREET MAMBOURIN VIC 3024	\$555,000	18-Jan-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: 19 March 2024

**10 COPAL STREET MAMBOURIN  
VIC 3024**3  2  1 

Sold Price

**\$510,000**

Sold Date

**03-Jan-24**

Distance

**0.44km****10 MEREDITH STREET MAMBOURIN  
VIC 3024**3  2  1 

Sold Price

**\$555,000**

Sold Date

**18-Jan-24**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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