

## 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

47 SHOAL CIRCUIT 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

\$750,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,750

Property type

House

Suburb

Mambourin

Period-from

01 Apr 2023

to

31 Mar 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

8 STEM CLOSE MAMBOURIN VIC 3024	\$825,000	01-Jun-23
23 MAYVALE STREET MAMBOURIN VIC 3024	\$910,000	12-Nov-23
46 PALMDALE CRESCENT MAMBOURIN VIC 3024	\$860,000	22-May-23

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: 10 April 2024



**8 STEM CLOSE MAMBOURIN VIC 3024**

 4  3  2

Sold Price

**\$825,000**

Sold Date

**01-Jun-23**

Distance

**0.28km**



**23 MAYVALE STREET MAMBOURIN VIC 3024**

 4  3  2

Sold Price

**\$910,000**

Sold Date

**12-Nov-23**

Distance

**0.42km**



**46 PALMDALE CRESCENT MAMBOURIN VIC 3024**

 4  2  -

Sold Price

**\$860,000**

Sold Date

**22-May-23**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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