

## 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

5 STUDENT COURT 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

\$850,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Mambourin

Period-from

01 Jul 2023

to

30 Jun 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

7 STUDENT COURT MAMBOURIN VIC 3024	\$850,000	15-Dec-23
40 ELEMENTARY ROAD MAMBOURIN VIC 3024	\$1,100,000	26-Jun-23
41 ELEMENTARY ROAD MAMBOURIN VIC 3024	\$800,000	18-Jan-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: 08 July 2024



## 7 STUDENT COURT MAMBOURIN VIC 3024

4 2 -

Sold Price **\$850,000** Sold Date **15-Dec-23**

Distance **0.02km**



## 40 ELEMENTARY ROAD MAMBOURIN VIC 3024

5 4 -

Sold Price **\$1,100,000** Sold Date **26-Jun-23**

Distance **0.05km**



## 41 ELEMENTARY ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price **\$800,000** Sold Date **18-Jan-23**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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