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	38 Yang 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	$540,000	&	$560,000

Median sale price

Median price	$540,000	Property type	*House*	Suburb	Mambourin
Period - From	01 Nov 2023	to	31 Oct 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 six 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
1. 15 INGALLS ROAD MAMBOURIN VIC 3024	$573,000	01 Nov 2024
2. 18 PERCEVAL PLACE MAMBOURIN VIC 3024	$570,000	15 Aug 2024
3. 6 CRANWELL WAY WYNDHAM VALE VIC 3024	$580,000	31 May 2024

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 six months.~~

This Statement of Information was prepared on: 18th December 2024

Comparable Sales

1 15 INGALLS ROAD MAMBOURIN VIC 3024

Sold $573,000



4 | 2 | 2 | 400m² | 122m²

Year Built	2021	DOM	121
Sold Date	01-Nov-24	Distance	0.56km
First Listing	-		
Last Listing	-		

2 18 PERCEVAL PLACE MAMBOURIN VIC 3024

Sold $570,000

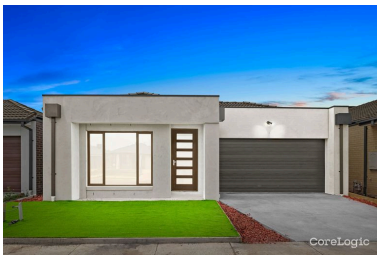


4 | 2 | 2 | 336m² | 132m²

Year Built	2021	DOM	163
Sold Date	15-Aug-24	Distance	0.96km
First Listing	$550,000 - $600,000		
Last Listing	$570,000		

3 6 CRANWELL WAY WYNDHAM VALE VIC 3024

Sold $580,000



4 | 2 | 2 | 364m² | 138m²

Year Built	2012	DOM	31
Sold Date	31-May-24	Distance	1.53km
First Listing	$560,000 - $595,000		
Last Listing	UNDER CONTRACT		

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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