

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

25 Shallow Steet Mambourin,
3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price \$534,250.00

Median sale price

Median price \$513,000.00 Property Type HOUSE Suburb WERRIBEE

Period - From 01-Oct-2019 to 30-Sep-2020 Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	7 Norman Grove Werribee South VIC 3030	\$575,000.00	20-May-2020
2	18 Norman Grove Werribee South VIC 3030	\$600,000.00	26-Jun-2020
3	38 Masthead Way Werribee South VIC 3030	\$560,000.00	20-May-2020

This statement of information was prepared on 21-Jun-2021 at 11:28:52 AM AEST