

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 2445 - Kireep Street, Mambourin, 3024
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 368,000 or range between &

### Median sale price

Median price \$ 393,000 Property type Vacant Land Suburb Mambourin

Period - From 1/07/2023 to 30/09/2023 Source Oliver Hume

### Comparable property sales

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 Lot 2444 - Kireep Street, Mambourin, 3024	\$ 368,000	16/06/2023
2 Lot 27004 - Prescott Road, Mambourin, 3024	\$ 359,000	25/07/2023
3 Lot 27003 - Prescott Road, Mambourin, 3024	\$ 359,000	18/07/2023

This Statement of Information was prepared on: 01 Nov 2023