

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 1718 - Produce Drive, Mambourin, 3024 |
|-------------------------------------------|

Indicative selling price

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

Single price \$ 328,000 or range between &

Median sale price

Median price \$ 328,000 Property type Vacant Land Suburb Mambourin

Period - From 1/07/2024 to 30/09/2024 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 4267 - Sensra Road, Wyndham Vale, 3024 | \$ 328,000 | 11/09/2024 |
| 2 Lot 5657 - Landshaw Road, Wyndham Vale, 3024 | \$ 337,000 | 13/07/2024 |
| 3 Lot 5705 - Grappa Circuit, Wyndham Vale, 3024 | \$ 338,000 | 15/10/2024 |

This Statement of Information was prepared on: 08 Nov 2024