

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 2482 - 275 Greens Road, Mambourin, 3024

Indicative selling price

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

Single price \$ 378,000

or range between

&

Median sale price

Median price \$ 368,000

Property type

Vacant Land

Suburb

Mambourin

Period - From 31/07/2022

to

1/09/2022

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 27038 - Tribe Street, Mambourin, 3024	\$ 376,000	8/06/2022
2 Lot 27037 - Tribe Street, Mambourin, 3024	\$ 376,000	30/05/2022
3 Lot 1709 - Baxter Street, Mambourin, 3024	\$ 376,000	27/05/2022

This Statement of Information was prepared on:

26 Oct 2022