

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 2177 - 275 Greens Road, Mambourin, 3024

Indicative selling price

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

Single price \$ 353,000 or range between &

Median sale price

Median price \$ 294,500 Property type Vacant Land Suburb Mambourin

Period - From 1/10/2022 to 31/12/2022 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 27119 - Produce Drive, Mambourin, 3024	\$ 364,000	16/11/2022
2 Lot 27062 - Produce Drive, Mambourin, 3024	\$ 368,000	21/10/2022
3 Lot 7021 - Plaistow Road, Wyndham Vale, 3024	\$ 368,000	11/10/2022

This Statement of Information was prepared on: 31 Mar 2023