

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 2109 - Cotswold Street, Mambourin, 3024

Indicative selling price

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

Single price \$ 348,000 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 5523 - Cosmopolitan Drive, Wyndham Vale, 3024	\$ 348,000	24/07/2024
2 Lot 1983 - Texel Road, Mambourin, 3024	\$ 348,000	28/06/2024
3 Lot 5637 - Cosmopolitan Drive, Wyndham Vale, 3024	\$ 350,000	10/07/2024

This Statement of Information was prepared on: 01 Nov 2024