

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	Lot 2174 - Drum Street, Mambourin, 3024
Including suburb and	
postcode	

### Indicative selling price

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

Single price	\$ 234,000	or range between		&	
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### 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

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 01 Nov 2024