

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 2169 - Black Forest Road, 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 2069 - Windfred Drive, Mambourin, 3024 | \$ 328,000 | 7/10/2024 |
| 2 Lot 4267 - Sensra Road, Wyndham Vale, 3024 | \$ 328,000 | 11/09/2024 |
| 3 Lot 1802 - Maggie Crescent, Mambourin, 3024 | \$ 328,000 | 12/08/2024 |

This Statement of Information was prepared on: 01 Nov 2024