

## 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 2023 - Tolken Drive, Mambourin, 3024

### Indicative selling price

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

Single price	\$ 269,000	or range between		&	
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### Median sale price

Median price	\$ 340,000	Property type	Vacant Land	Suburb	Mambourin
Period - From	1/10/2024	to	31/12/2024	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 2185 - Windfred Drive, Mambourin, 3024	\$ 276,000	6/12/2024
2 Lot 2056 - Reefton Street, Mambourin, 3024	\$ 276,000	2/12/2024
3 Lot 2184 - Windfred Drive, Mambourin, 3024	\$ 276,000	29/11/2024

This Statement of Information was prepared on:

31 Mar 2025