

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 2159 - 275 Greens Road, Mambourin, 3024

Indicative selling price

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

Single price \$ 338,000 or range between &

Median sale price

Median price \$ 303,250 Property type Vacant Land Suburb Mambourin

Period - From 1/03/2021 to 1/05/2021 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 4104 - Tuppal Drive, Wyndham Vale, 3024	\$ 338,000	8/11/2021
2 Lot 4105 - Tuppal Drive, Wyndham Vale, 3024	\$ 338,000	2/11/2021
3 Lot 4174 - Homecrest Circuit, Wyndham Vale, 3024	\$ 338,000	25/09/2021

This Statement of Information was prepared on: 30 Nov 2021