

## 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 2444 - 275 Greens Road, Mambourin, 3024

### Indicative selling price

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

Single price \$ 368,000

or range between

&

### Median sale price

Median price \$ 375,000

Property type

Vacant Land

Suburb

Mambourin

Period - From

1/01/2023

to

31/03/2023

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 27119 - Produce Drive, Mambourin, 3024	\$ 364,000	16/11/2022
2 Lot 2482 - Gardenvale Avenue, Mambourin, 3024	\$ 378,000	7/03/2023
3 Lot 27109 - Bilston Street, Mambourin, 3024	\$ 383,000	18/11/2022

This Statement of Information was prepared on:

09 May 2023