

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode Lot 362 Shallow Street, Mambourin, VIC 3024

Indicative selling price

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

Price Range

\$300,000

&

\$325,000

Median sale price

Median price

\$300,000

Property Type

Vacant Land

Suburb

Mambourin (3024)

Period - From

01/12/2018

to

30/11/2019

Source

Corelogic

Comparable property sales

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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
8 CHANCELLOR AVENUE, WERRIBEE VIC 3030	\$280,000	19/08/2019
45 AVONWOOD AVENUE, WYNDHAM VALE VIC 3024	\$330,000	11/09/2019
5 TOTTERDOWN WAY, WERRIBEE	\$329,000	30/06/2019

This Statement of Information was prepared on: 03/12/2019