

## 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 109-AG - Donnybrook Road, Mickleham, 3064

### Indicative selling price

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

Single price	\$	337,000	or range between		&	
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### Median sale price

Median price	\$	389,900	Property type	Vacant Land	Suburb	Mickleham
Period - From	1/01/2022	to	1/03/2022	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 5206 - Huntingtower Avenue, Mickleham,	\$ 336,000	24/03/2022
2 Lot 5233 - Margaretta Circuit, Mickleham,	\$ 336,000	10/03/2022
3 Lot 5034 - Bentons Way, Mickleham, 3064	\$ 338,000	17/01/2022

This Statement of Information was prepared on: 24 Jun 2022