

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 5423 - Gibdon Way, Mickleham, 3064

Indicative selling price

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

Single price \$ 464,000

or range between

&

Median sale price

Median price \$ 391,450

Property type Vacant Land

Suburb Mickleham

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 5253 - Errol Boulevard, Mickleham, 3064	\$ 464,550	30/04/2023
2 Lot 5218 - Errol Boulevard, Mickleham, 3064	\$ 464,550	20/04/2023
3 Lot 6509 - Carrington Drive, Mickleham, 3064	\$ 464,550	9/03/2023

This Statement of Information was prepared on:

16 Aug 2023