

# STATEMENT OF INFORMATION

193 FOREST RED GUM DRIVE, MICKLEHAM, VIC 3064

PREPARED BY SKAD REAL ESTATE THOMASTOWN, 177 HIGH STREET THOMASTOWN



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

193 FOREST RED GUM DRIVE, MICKLEHAM, VIC 3064

### Indicative selling price

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

Single Price:

\$390,000

### Median sale price

Median price

\$305,350

Property type

Vacant Land

Suburb

MICKLEHAM

Period

01 April 2020 to 31 March 2021

Source

pricefinder

### 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
157 FOREST RED GUM DR, MICKLEHAM, VIC 3064	\$358,000	07/11/2020
44 PICTON PL, MICKLEHAM, VIC 3064	\$365,000	09/11/2020
35 APSLEY DR, MICKLEHAM, VIC 3064	\$262,000	13/11/2020

This Statement of Information was prepared on:

03/05/2021