

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 248 - Satinash Road, Mickleham, 3064

Indicative selling price

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

Single price	\$	422,500	or range between		&	
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Median sale price

Median price	\$	402,500	Property type	Vacant Land	Suburb	Mickleham
Period - From	01/01/2023	to	31/03/2023	Source	Corelogic	

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 511-AG - Crombie Street, Mickleham, 3064	\$ 419,000	29/05/2023
2 Lot 158 - Kauri Way, Mickleham, 3064	\$ 417,500	20/05/2023
3 Lot 120 - Kurrarajong Road, Mickleham, 3064	\$ 429,000	12/05/2023

This Statement of Information was prepared on:

12 Jul 2023