

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 132 - 1720 Mickleham Road, Mickleham, 3064

Indicative selling price

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

Single price \$ 411,000 or range between &

Median sale price

Median price \$ 402,500 Property type Vacant Land Suburb Mickleham

Period - From 1/10/2022 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 226 - Gamon Street, Mickleham, 3064	\$ 393,000	25/01/2023
2 Lot 5336 - Margaretta Circuit, Mickleham, 3064	\$ 429,000	24/11/2022
3 Lot 227-AG - Gamon Street, Mickleham, 3064	\$ 391,000	15/11/2022

This Statement of Information was prepared on: 26 Apr 2023