

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 246 - Satinash Road, Mickleham, 3064
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Indicative selling price

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

Single price \$ 376,500 or range between &

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 153 - Yundil Road, Mickleham, 3064	\$ 367,000	16/06/2023
2 Lot 145 - Salix Way, Mickleham, 3064	\$ 367,000	17/05/2023
3 Lot 133 - Salix Way, Mickleham, 3064	\$ 367,000	17/05/2023

This Statement of Information was prepared on:

12 Jul 2023