

## 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 5347 - Donnybrook Road, Mickleham, 3064

### Indicative selling price

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

Single price \$ 409,000 or range between &

### Median sale price

Median price \$ 389,900 Property type Vacant Land Suburb Mickleham

Period - From 1/01/2022 to 1/03/2022 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 5263 - Errol Boulevard, Mickleham, 3064	\$ 410,000	27/05/2022
2 Lot 5073 - Coolangatta Drive, Mickleham, 3064	\$ 415,900	3/02/2022
3 Lot 115-AG - Stevedore Street, Mickleham, 3064	\$ 416,000	21/05/2022

This Statement of Information was prepared on: 23 Jun 2022