

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 339 - Pyrus Crescent, Mickleham, 3064

Indicative selling price

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

Single price \$ 413,000

or range between

&

Median sale price

Median price \$ 356,500

Property type

Vacant Land

Suburb

Mickleham

Period - From

1/01/2024

to

31/03/2024

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 321 - Pyrus Crescent, Mickleham, 3064 | \$ 410,500 | 23/04/2024 |
| 2 Lot 223 - Driftwood Street, Mickleham, 3064 | \$ 400,500 | 1/05/2024 |
| 3 Lot 221 - Driftwood Street, Mickleham, 3064 | \$ 400,500 | 9/04/2024 |

This Statement of Information was prepared on:

30 Sep 2024