

## 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 327 - Pyrus Crescent, Mickleham, 3064

### Indicative selling price

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

Single price \$ 451,000

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 5023 - Huntingtower Avenue, Mickleham, 3064	\$ 446,000	22/04/2024
2 Lot 5424 - Gibdon Way, Mickleham, 3064	\$ 461,000	18/04/2024
3 Lot 322 - Pyrus Crescent, Mickleham, 3064	\$ 463,500	12/04/2024

This Statement of Information was prepared on:

30 Sep 2024