

# 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

### Indicative selling price

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

Single price \$  or range between  &

### Median sale price

Median price \$  Property type  Suburb

Period - From  to  Source

### 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 235 - Driftwood Street, Mickleham, 3064	\$ 410,500	27/07/2023
2 Lot 156 - Kauri Way, Mickleham, 3064	\$ 411,000	13/06/2023
3 Lot 158 - Kauri Way, Mickleham, 3064	\$ 417,500	20/05/2023

This Statement of Information was prepared on: