

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 317 - Pyrus Crescent, Mickleham, 3064

Indicative selling price

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

Single price \$ 450,500

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 322 - Pyrus Crescent, Mickleham, 3064	\$ 463,500	12/04/2024
2 Lot 5264 - St. Georges Boulevard, Mickleham, 3064	\$ 433,000	14/04/2024
3 Lot 4602 - Ellendale Street, Mickleham, 3064	\$ 429,000	26/04/2024

This Statement of Information was prepared on:

17 May 2024