

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

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| Lot 5424 - Gibdon Way, Mickleham, 3064 |
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Indicative selling price

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

Single price \$ 461,000 or range between &

Median sale price

Median price \$ 391,450 Property type Vacant Land Suburb Mickleham

Period - From 1/01/2023 to 31/03/2023 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 5309 - Seacombe Drive, Mickleham, 3064 | \$ 442,700 | 11/04/2023 |
| 2 Lot 216-AG - Crombie Street, Mickleham, 3064 | \$ 432,250 | 30/04/2023 |
| 3 Lot 211-AG - Gamon Street, Mickleham, 3064 | \$ 430,350 | 22/04/2023 |

This Statement of Information was prepared on: 16 Aug 2023