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 324 Microppa Drive Wyndham Vale, 3024

Indicative selling price

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

Range between	$300,000 & $310,000

Median sale price

Median price	$418,522	Property Type	VACANT LAND	Suburb	MANOR LAKES
Period - From	01-Jul-2022	to	28-Oct-2022	Source	PRICEFINDER

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	7 Tapioca Street, Manor Lakes 3024	$385,000	18-May-2022
2	13 Quince Road, Manor Lakes 3024	$345,500	03-Feb-2022
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 28-Oct-2022 at 5:43:48 PM EST