

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 621 LAREA STREET MICKLEHAM VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

Other

Suburb

Mickleham

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

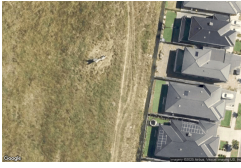
Date of sale

LOT 40933 HONEYPOT CRESCENT MICKLEHAM VIC 3064	\$413,000	20-Aug-24
LOT 40945 HONEYPOT CRESCENT MICKLEHAM VIC 3064	\$413,000	23-Sep-24
14 SALSOLA ROAD MICKLEHAM VIC 3064	\$413,000	10-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 January 2025



LOT 40933 HONEYPOT CRESCENT Sold Price **\$413,000** Sold Date **20-Aug-24**
MICKLEHAM VIC 3064

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Distance **3.19km**



LOT 40945 HONEYPOT CRESCENT Sold Price Sold Date **23-Sep-24**
MICKLEHAM VIC 3064

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Distance **3.23km**



14 SALSOLA ROAD MICKLEHAM Sold Price Sold Date **10-Oct-24**
VIC 3064

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Distance **3.58km**

RS = Recent sale **UN** = Undisclosed Sale

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