

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

8 LANGRIDGE WAY 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

or range
between

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2023

to

30 Jun 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

17 EULINGA STREET MICKLEHAM VIC 3064	\$740,000	28-Mar-24
19 BELSON STREET MICKLEHAM VIC 3064	\$692,500	14-May-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: 18 July 2024



**17 EULINGA STREET MICKLEHAM
VIC 3064**

 4  3  2

Sold Price

\$740,000

Sold Date

28-Mar-24

Distance

0.46km



**19 BELSON STREET MICKLEHAM
VIC 3064**

 4  3  2

Sold Price

\$692,500

Sold Date

14-May-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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