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

7 Canning Drive, Mickleham Vic 3064

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$630,000		&		\$680,000				
Median sale price									
Median price	\$685,000	Pro	operty Type	Hou	ise		Suburb	Mickleham	
Period - From	27/07/2023	to	26/07/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13 Salvia St MICKLEHAM 3064	\$685,500	01/06/2024
2	21 Littlewick Pde MICKLEHAM 3064	\$662,500	26/07/2024
3	60 Docker Cirt MICKLEHAM 3064	\$701,000	13/07/2024

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 six months.

This Statement of Information was prepared on:

27/07/2024 08:57



RT Edgar





Property Type: House **Land Size:** 396 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median House Price 27/07/2023 - 26/07/2024: \$685,000

Comparable Properties



13 Salvia St MICKLEHAM 3064 (REI)



Price: \$685,500 Method: Date: 01/06/2024 Property Type: House Agent Comments

Agent Comments



Price: \$662,500 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 400 sqm approx

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60 Docker Cirt MICKLEHAM 3064 (REI)

21 Littlewick Pde MICKLEHAM 3064 (REI)

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6 2



Agent Comments

Price: \$701,000 Method: Auction Sale Date: 13/07/2024 Property Type: House (Res) Land Size: 400 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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